

Housing, Homelessness and Fair Work Committee

10.00am, Thursday, 4 August 2022

Place Based Investment Programme – provisional allocations for 2022/23 to 2024/25

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| Executive/routine Wards Council Commitments | Executive All 1, 2, 10, 50 |
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1. Recommendations

- 1.1 Housing, Homelessness and Fair Work Committee is asked to:
 - 1.1.1 Note the update on the allocations of the Place Based Investment Programme (PBIP) for 2021/22;
 - 1.1.2 Agree the provisional allocations of the PBIP for 2022/23; 2023/24; and 2024/25 as set out in Appendix 4; and
 - 1.1.3 Note that future updates on the funding will be reported to Committee, including detail on the proposed allocation of the final tranche in financial year 2025/26.

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Place Based Investment Programme – provisional allocations for 2022/23 to 2024/25

2. Executive Summary

- 2.1 This report provides an update on the progress of the projects funded from the 2021/22 round of the Place Based Investment Programme (PBIP), sets out the provisional allocation of funding by year and seeks approval for allocations in the first three years (from 2022/23 to 2024/25) of £4,167,000. Committee will be kept updated annually on the programme.

3. Background

- 3.1 The PBIP is a ring-fenced capital grant for local authorities, created by the Scottish Government. The City of Edinburgh Council received £1.998m from the PBIP in 2021/22. The Scottish Government has confirmed that there will be further rounds of PBIP funding over the next four financial years. The forecast allocations for the next three years are set out at section 6 of this report.
- 3.2 The remit of the PBIP is relatively wide ranging. The stated objectives are to:
- 3.2.1 Link and align place based initiatives and establish a coherent local framework to implement the Place Principle;
 - 3.2.2 Support place policy ambitions such as town centre revitalisation, community led regeneration, 20-minute neighbourhoods and Community Wealth Building;
 - 3.2.3 Ensure that all place based investments are shaped by the needs and aspirations of local communities; and
 - 3.2.4 Accelerate [Scotland's] ambitions for net zero, wellbeing and inclusive economic development, tackling inequality and disadvantage, community involvement and ownership.
- 3.3 The Scottish Government has directed that local authorities should use PBIP money to “*accelerate our ambitions for place, 20-minute neighbourhoods, town centre action, community led regeneration and community wealth building*” and to “*contribute to net zero, wellbeing and inclusive economic development, tackling*

inequality and disadvantage, and community involvement and ownership, including the repurposing of buildings, maintenance and repairs, reallocating external space and community led land acquisition”.

- 3.4 The PBIP can only be used to fund new activity – it cannot be used as a substitute source of funding for existing Council-funded activity and must be fully spent or contractually committed by the end of the financial years of allocation. The criteria for projects is set out in Appendix 1.
- 3.5 On [25 June 2021](#), the Housing, Homelessness and Fair Work Committee allocated the £1.998m for 2021/22 to the following 11 projects:
- 3.5.1 The Causey – the creation of a public square, widening of pavements, and traffic calming measures at West Crosscauseway (£266,000);
 - 3.5.2 Craigmillar ‘Meanwhile’ site – meanwhile uses on a brownfield site in Craigmillar, including the creation of a new public space, commercial space, and green space (£60,000);
 - 3.5.3 Gracemount civic square – improvements to the square at Gracemount Drive/Captain’s Road including planting/green space; shopfront improvements; improved street furniture; upgraded surfacing; improved accessibility (with removed split levels); artwork; and cycle bays (£150,000);
 - 3.5.4 Green Bridge, Balerno – the replacement of a derelict footbridge spanning the Bavelaw Burn at Balerno, linking Bavelaw Road to Malleny Garden (£66,000);
 - 3.5.5 Macmillan Hub, Pennywell – the development of a new creative and community hub at Macmillan Square in Pennywell incorporating arts space, a café, a library, an early years centre, a learning and skills hub, and affordable housing (£250,000);
 - 3.5.6 Northfield Drive and Grove environmental improvements – delivering a softer greener landscape and improving access and street lighting at the Northfield housing estate (£230,000);
 - 3.5.7 Portobello Town Hall – refurbishment of Portobello Town Hall, including repairs to the ceiling, helping bring it back into productive use (£350,000);
 - 3.5.8 Rejuvenating Roseburn – a package of public realm upgrades in Roseburn forming part of the wider City Centre West to East Cycle Link, including expanded pavements and new trees/planters (£110,000);
 - 3.5.9 Roseburn Park toilet block conversion – the conversion of a disused 1900s toilet block in Roseburn Park into a new community-owned café incorporating a publicly accessible toilet (£66,000);
 - 3.5.10 St. Oswald’s Centre – the conversion of the historic St. Oswald’s Church and Hall in Bruntsfield into a community facility (£350,000); and

3.5.11 Wester Hailes regeneration – infrastructure improvements in Wester Hailes to be delivered as identified in the interim Local Place Plan and additional environmental improvement works (£100,000).

Framework for allocating future rounds of funding

- 3.6 On [4 November 2021](#), Committee agreed a framework for allocating future PBIP funding, with the aim of aligning it more closely with strategic goals and programmes.
- 3.7 Committee also agreed that future PBIP funding allocations should be aligned with the three core priorities set out in the Council business plan (and the outcomes linked to each) as set out below:
- 3.7.1 Ending poverty and preventing adverse outcomes such as homelessness and unemployment – for example, the creation/improvement of affordable housing (above and beyond that already being delivered); the preservation/enhancement of Edinburgh’s cultural offering; support for businesses etc;
 - 3.7.2 Becoming a sustainable and net zero city – for example, the creation or enhancement of greenspaces; the creation or enhancement of active travel routes; improved building energy efficiency; development of brownfield land, etc; and
 - 3.7.3 Making sure wellbeing and equalities are enhanced for all – for example, the creation of 20 minute neighbourhood “hubs”; the provision of affordable leisure services; neighbourhood enhancements etc.

4. Main report

Update on projects funded from the 2021/22 allocation

- 4.1 Below is a short update on each project approved in June 2021:
- 4.1.1 The Causey – a hearing on the necessary traffic regulation and redetermination orders took place in August 2021; however this had not concluded by the end of February 2022. Given this, it was judged that there was a risk that the money would not be committed by the deadline of 31 March 2022. Accordingly, the £266,000 was reallocated to several of the projects below. The Causey has been put forward as a candidate for funding for 2022/23 (the Traffic Regulation Order and Roads Determination Order were confirmed in June 2022).
 - 4.1.2 Craigmillar ‘Meanwhile’ site – the construction contractor Bridgewater Building Solutions Limited has been appointed with work now underway and the new space planned to open in summer 2022.
 - 4.1.3 Gracemount civic square – work commenced in May 2022 with completion expected in late 2022.

- 4.1.4 Green Bridge, Balerno – the existing bridge has been removed and Balerno Community Council has formed a new special purpose vehicle, Balerno Pathways Limited, which has appointed the contractor CTS Bridges Limited to take forward the construction of a replacement bridge. A legal agreement between the Council and Balerno Pathways Limited is in place. It is anticipated the replacement bridge will open in late 2022.
- 4.1.5 Macmillan Hub, Pennywell – enabling works are complete and Robertson Construction Group Limited commenced work on the main contract in April 2022 with final completion expected by Q3 2023. Additional funding for the project has been secured from the Regeneration Capital Grant Fund.
- 4.1.6 Northfield Drive and Grove environmental improvements – the Council has appointed P1 Solutions Ltd to carry out these works. Works commenced in May 2022 with completion expected in December 2022.
- 4.1.7 Portobello Town Hall – the Council has appointed Cornhill Building Services Limited to carry out these works. Work is expected to commence in summer 2022 with completion expect in December 2022.
- 4.1.8 Rejuvenating Roseburn – the proposals for Rejuvenating Roseburn are included within the construction contract for the wider City Centre West East Link (CCWEL) project, which was awarded to Balfour Beatty PLC in December 2021. Work is now underway with overall completion expected in mid-2023.
- 4.1.9 Roseburn Park toilet block conversion – a grant agreement was signed with the Friends of Roseburn Park in July 2021. The Friends of Roseburn Park have appointed All Aspects Building & Construction (Scotland) Ltd to carry out these works. Work commenced in May 2022 with completion expected by summer 2022.
- 4.1.10 St. Oswald’s Centre – a grant agreement was signed with Bruntsfield St. Oswald’s in August 2021. Bruntsfield St. Oswald’s has appointed the contractor Allanbrook to carry out these works. Work commenced in March 2022 with completion expected in Q3 2022.
- 4.1.11 Wester Hailes regeneration – the Council has appointed Maxi Construction Limited to carry out these works. Work commenced in April 2022 with completion expected in September 2022.

4.2 The final allocation for each of the above projects is set out in Appendix 2.

Provisional allocation of funds for 2022/23; 2023/24; and 2024/25.

4.3 A call for projects was initiated in November 2021 for the programme in 2022/23 – 2025/26.

4.4 15 potential projects (shown at Appendix 3) were put forward with a combined total ask of £14,773,000 against the provisional funding allocation of £5,380,000, meaning only 36% could be funded. Given this position, it is recommended that

projects which are already committed/underway, but that still have a funding pressure, are prioritised over “new” projects.

- 4.5 Additionally, it is recommended that The Causey be put forward as a potential project given that, while this is technically a “new” project, the Committee has previously been minded to support it although the project did not proceed due to external factors.
- 4.6 On the basis of the above, a shortlist of seven projects has been produced in line with the core priorities for the programme. The shortlist is summarised in Appendix 4, with details on each project set out in Appendix 5. The proposed allocations will deliver a balanced budget for each year (based on the forecast funding).
- 4.7 At this stage, Committee is requested to agree provisional allocations for each of the three years (2022/23 – 2024/25), having due regard to the forecast available budget for each year as set out in section 6.

5. Next Steps

- 5.1 Once allocations are agreed, the respective project managers will be advised of their provisional allocation for each financial year. These provisional allocations will crystallise each financial year upon the confirmation by the Scottish Government of the exact allocation to each project (expected to be in May each year). In the event that the allocations differ from the estimated below, the allocations to each project would be reduced or increased on a pro rata basis. Project managers will be required to structure their project accordingly to reflect that the final allocations may differ from what is forecast.
- 5.2 Regular updates on the status of projects funded by the PBIP will be provided via business bulletin updates and an annual report will be provided so that any necessary adjustments to the programme can be made. When the next report is brought to Committee in 2023, it is anticipated that the programme will be updated to include the final year of funding anticipated in 2025/26. It is envisaged that the regeneration programmes at Wester Hailes and Craigmillar will be key areas for future expenditure.

6. Financial impact

- 6.1 The PBIP is to run for a further four years until 2025/26. The Council’s provisional allocations for each year, as advised by the Scottish Government, are set out below. The actual allocations are expected to be confirmed in May each year.

| 2022/23 | 2023/24 | 2024/25 | 2025/26 | Total |
|------------|------------|------------|------------|-------------------|
| £1,741,000 | £1,213,000 | £1,213,000 | £1,213,000 | £5,380,000 |

7. Stakeholder/Community Impact

- 7.1 All projects supported by the PBIP will benefit neighbourhoods and communities. Work to engage these respective groups will be undertaken by each project.

8. Background reading/external references

- 8.1 None.

9. Appendices

- 9.1 Appendix 1: Place Based Investment Programme criteria.
- 9.2 Appendix 2: final Place Based Investment Programme allocations for 2021/22.
- 9.3 Appendix 3: Longlist of potential projects for 2022/23 to 2025/26.
- 9.4 Appendix 4: Shortlist of potential projects for 2022/23 to 2024/25.
- 9.5 Appendix 5: Details of potential projects for 2022/23 to 2025/26.

Appendix 1: Place Based Investment Programme criteria

The mandatory criteria for projects to be funded by the PBIP as agreed by Committee on 4 November 2021 are as follows:

- The funding in question must be being used for capital costs.
- The funding must not substitute for existing Council expenditure, i.e. the project in question must be a new activity that would not have happened otherwise.
- The funding must be capable of being contractually committed during the financial year in question and spent no later than the following financial year.
- The funding must be capable of being phased across financial years with appropriate break points in any contracts.
- The funding must be utilised to help achieve at least one of the three priorities set out in the Council business plan: ending poverty and preventing adverse outcomes such as homelessness and unemployment; becoming a sustainable and net zero city; and making sure wellbeing and equalities are enhanced for all.
- The funding must attract at least 1:1 match funding, i.e. the PBIP funding must represent no more than 50% of the overall project costs.

Appendix 2: Final Place Based Investment Programme allocations for 2021/22

| Project | Allocation |
|---------------------------------------|-------------------|
| The Causey | £0 |
| Craigmillar – ‘Meanwhile’ site | £87,434 |
| Gracemount civic square | £193,351 |
| Green Bridge, Balerno | £66,000 |
| MacMillan Hub, Pennywell | £339,000 |
| Northfield | £230,000 |
| Portobello Town Hall | £379,325 |
| Rejuvenating Roseburn | £110,000 |
| Roseburn Park toilet block conversion | £68,500 |
| St. Oswald’s Centre | £406,065 |
| Wester Hailes regeneration | £118,325 |
| Total | £1,998,000 |

Appendix 3: Longlist of potential projects for 2022/23 to 2025/26

| Project | Ask |
|--|--------------------|
| The Causey | £700,000 |
| Coalie Park improvements | £191,037 |
| Craigmillar Town Centre | £375,000 |
| Granton Gasholder | £1,500,000 |
| Lawnmarket public realm upgrades | £2,000,000 |
| Leith Theatre | £1,125,000 |
| Macmillan Hub | £1,000,000 |
| Multi-benefit SuDS interventions | £1,125,000 |
| Orchard Park regeneration | £412,500 |
| Pedestrian Environment Improvement Programme | £800,000 |
| Portobello Potteries 1906 Kiln restoration | £322,500 |
| Powderhall civic square | £171,946 |
| Queensferry Town Centre – public realm and placemaking project | £1,300,000 |
| Rose Street public realm renewal | £2,750,000 |
| Wester Hailes Regeneration | £1,000,000 |
| Total | £14,772,983 |

Appendix 4: Shortlist of potential projects for 2022/23 to 2024/25

| Project | 2022/23 | 2023/24 | 2024/25 | Total |
|--|-------------------|-------------------|-------------------|-------------------|
| 1. The Causey | £400,000 | £300,000 | £0 | £700,000 |
| 2. Granton Gasholder | £693,250 | £213,000 | £543,500 | £1,449,750 |
| 3. Macmillan Hub | £397,750 | £102,250 | £0 | £500,000 |
| 4. Portobello Potteries 1906 Kiln restoration | £0 | £172,750 | £0 | £172,750 |
| 5. Powderhall civic square | £0 | £0 | £171,946 | £171,946 |
| 6. Queensferry Town Centre – public realm and placemaking project | £200,000 | £425,000 | £425,000 | £1,050,000 |
| 7. Wester Hailes Regeneration | £50,000 | £0 | £72,554 | £122,554 |
| Total | £1,741,000 | £1,213,000 | £1,213,000 | £4,167,000 |
| <i>Forecast available budget</i> | £1,741,000 | £1,213,000 | £1,213,000 | £4,167,000 |

Appendix 5: Details of potential projects for 2022/23 to 2025/26

1. The Causey




Project summary

The Causey is a project initiated by the Causey Development Trust that aims to make West Crosscauseway and the surrounding area safer and more welcoming for pedestrians and cyclists. A design has been developed that includes the creation of a public square, widening of pavements, and traffic calming measures. The project has the ability to contribute to the Council's City Mobility Strategy and Edinburgh City Centre Transformation Programme. The relevant Traffic Regulation Order and Roads Determination Order were confirmed by the Scottish Government in June 2022.

Funding ask

The costs are £950,000 of which **£700,000** (73.7%) is proposed to be met from the PBIP: £400,000 in 2022/23 and £300,000 in 2023/24.

Project analysis

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|--|--|
| Ward | Southside / Newington |
| Match funding | £250,000 of match funding is in place (£150,000 from the Council's Roads Capital budget and £100,000 from its active travel budget). |
| SIMD 2020 data  | The Causey falls within datazone S01008673, which ranks 4,156 th of the 6,976 datazones making up Scotland – placing it in the third bottom (i.e. third most deprived) quintile – and 235 th of the 597 datazones making up Edinburgh. |
| 20-Min Neighbourhood strategy alignment | "High quality placemaking in our town and local centres, where accessible green and/or open spaces are provided". |
| Town and local centres | The Causey is adjacent to Nicolson Street/Clerk Street town centre. |
| Other comments | This project received £266,000 of support from the 2021/22 round of the PBIP but this was unable to be spent due to a delay in securing the necessary traffic regulation and redetermination orders, obliging it to be reallocated. |

Most deprived



Least deprived

2. Granton Gasholder public realm creation



Project summary

Granton Gasholder sits within phase 1 of the Granton Waterfront regeneration programme. The restoration of this grade B listed structure was a condition of the purchase of the former gas works by the Council in 2018.

In May 2021, the Council in partnership with Edinburgh College illuminated this iconic structure which sits prominently within the Edinburgh skyline, reverberating the importance of regenerating this former industrial brownfield land into a new vibrant, sustainable coastal town for Edinburgh and the wider region. To date, it has brought much joy to the people of Edinburgh by attracting festivals such as 'Hidden Doors 2021' and is currently illuminated in the Ukrainian colours as a gesture to show solidarity with the people of Ukraine.

In October 2021, the Council was successful in securing £16.482m Levelling up Funding (LUF) from the UK government to allow for the restoration of this structure and creation of a high-quality public realm for leisure and culture uses. The stabilising and renovation of the structure also unlocks the surrounding sites within the former gas works accelerating the wider regeneration of the area.

The Council have appointed McLaughlin & Harvey under a two-stage design and build contract as Principal Contractor to assist them with advising on appropriate technical and construction design solutions in respect of renovation and restoration options and also the decontamination and design of the public realm to open up the site to the community.

Stage 1 of this commission is complete, and a planning application and listed building consent was submitted in March 2022. The design and restoration sets the standard for the wider regeneration, aligning with the vision and key design principles as set out within the development framework. A detailed cost plan has been produced, informed by stage 1 surveys, investigations, and design.

Stage 2a to produce detailed design, statutory consents and tender packages commenced in April 2022. It is anticipated that construction will begin in November 2022 and complete July 2024.

Most deprived




Least deprived

The public realm seeks to create an exciting, place based destination for local and more wider ranging visitors alike. Funding is required to be secured from the Place Based Investment Programme to allow this ambition to be realised.

Funding ask

The costs are £23,059,000 of which **£1,449,750** (6.3%) is proposed to be met from the PBIP: £693,250 in 2022/23, £213,000 in 2023/24, and £543,500 in 2024/25.

Project analysis

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|--|--|
| Ward | Forth |
| Match funding | £16,482,000 has been secured from the Levelling Up Fund, with the remaining match funding to be met from Council budgets and bids to external funders such as the Heritage Fund, Historic Environment Scotland, and the Vacant and Derelict Land Investment Programme. |
| SIMD 2020 data  | The Gasholder falls within datazone S01008928, which ranks 1,999 th of the 6,976 datazones making up Scotland – placing it in the second bottom (i.e. second most deprived) quintile – and 105 th of the 597 datazones making up Edinburgh. |
| 20-Min Neighbourhood strategy alignment | “Better management and use of land and buildings across the city ensuring we also deliver our ambition to reduce carbon emissions”. |
| Town and local centres | The Granton Gasholder is adjacent to the Waterfront Broadway local centre; the project can be expected to draw additional patronage to the local centre. |
| Other comments | N/A |



3. Macmillan Hub



Project summary

The development of the Macmillan Hub is an important element of the wider strategic regeneration of Pennywell and Muirhouse. It will provide an opportunity to create a building shared between the Council and North Edinburgh Arts (NEA) as the anchor community organisation, with the overall aim to provide education, lifelong learning, arts, culture, and employment support for this area of the city. It will deliver on the Council commitment to “live well locally” by providing a range of services to the immediate and surrounding communities. The Hub building will also incorporate a number of much needed affordable homes.

The award of contract for the construction and refurbishment works was approved by the Finance and Resources Committee on 3 March 2022 and the funding package assumed; Regeneration Capital Grant Fund funding, PBIP funding, a CAT capital receipt, and a contribution from NEA alongside Council capital expenditure from both the HRA and the General Fund.

Construction began in April 2022 with completion expected in autumn of 2023.

Funding ask

The construction phase costs is £15,400,000 of which **£500,000** (3.2%) is proposed to be met from the PBIP: £397,750 in 2022/23 and £102,250 in 2023/24.

Project analysis

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|-----------------------|---|
| Ward | Almond |
| Match funding | The Macmillan Hub funding package includes Scottish Government Early Years funding; 1,140 hours grant funding; Regeneration Capital Grant Fund support; a capital receipt from a community asset transfer of land at Pennywell; and a contribution from North Edinburgh Arts. |
| SIMD 2020 data | The Macmillan Hub falls within datazone S01008930, which ranks 228 th of the 6,976 datazones making up Scotland – |

Most deprived



Least deprived

| | |
|--|---|
| | placing it in the bottom (i.e. most deprived) quintile – and 8 th of the 597 datazones making up Edinburgh. |
| 20-Min Neighbourhood strategy alignment | “Co-location of quality services from across the public sector delivered within each neighbourhood”. |
| Town and local centres | The Macmillan Hub lies within Muirhouse local centre. |
| Other comments | The Macmillan Hub previously received £339,000 from the 2021/22 round of the Place Based Investment Programme. It also previously received £137,000 of support from the Town Centre Fund. |

Most deprived



Least deprived

4. Portobello Potteries 1906 Kiln restoration




Project summary

The project would restore the 1906 Pottery Kiln, one of the last two surviving industrial pottery kilns in Scotland. The national archaeological significance of the two kilns has been recognised by their designation as Scheduled Ancient Monuments by Historic Environment Scotland (HES). In 2019, an engineering survey of the kiln reported that the upper section (rebuilt using modern brick in the 1970s) had become dangerously unstable and liable for catastrophic failure. As a result, consent from HES was granted for the safe down-taking of the upper section subject to its rebuilding using heritage style bricks to match the existing fabric and that of the 1909 kiln. This project seeks funding to repair/rebuild the kiln.

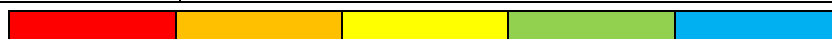
Funding ask

The costs are £645,000 of which **£172,750** (26.8%) is proposed to be met from the PBIP in 2023/24.

Project analysis

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|--|--|
| Ward | Portobello / Craigmillar |
| Match funding | £61,000 of match funding is currently in place. An application for £161,250 has been made to Historic Environment Scotland and an application for £250,000 has been made to the Heritage Fund. |
| SIMD 2020 data  | The kiln falls within datazone S01008731, which ranks 2,785 th of the 6,976 datazones making up Scotland – placing it in the second bottom (i.e. second most deprived) quintile – and 153 rd of the 597 datazones making up Edinburgh. |
| 20-Min Neighbourhood strategy alignment | “High quality placemaking in our town and local centres, where accessible green and/or open spaces are provided”. |
| Town and local centres | N/A |
| Other comments | N/A |

Most deprived



Least deprived

5. Powderhall civic square




Project summary

This project would deliver a new entrance square as part of the wider Powderhall regeneration for formal and informal gatherings and events. The works would include surfacing of the square; landscaping; street furniture; lighting; and raingardens for natural drainage, along with improvements to St. Mark’s Path.

Funding ask

The costs are £343,892 of which **£171,946** (50.0%) is proposed to be met from the PBIP in 2024/25.

Project analysis

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|--|---|
| Ward | Leith Walk |
| Match funding | £171,946 is in place from the Housing Revenue Account and General Fund capital budget. |
| SIMD 2020 data  | The square would fall within datazone S01008836, which ranks 2,764 th of the 6,976 datazones making up Scotland – placing it in the second bottom (i.e. second most deprived) quintile – and 152 nd of the 597 datazones making up Edinburgh. |
| 20-Min Neighbourhood strategy alignment | “High quality placemaking in our town and local centres, where accessible green and/or open spaces are provided”. |
| Town and local centres | N/A |
| Other comments | N/A |

Most deprived  Least deprived

6. Queensferry Town Centre public realm and placemaking




Project summary

A community driven Town Centre improvement project that will support the 20 Minute Neighbourhood ethos, contribute to Net Zero, create good quality public realm, improve access for vulnerable road users and provide an enhanced environment for local residents and businesses.

Funding ask

The costs are £2,800,000 of which **£1,050,000** (37.5%) is proposed to be met from the PBIP: £200,000 in 2022/23; £425,000 in 2023/24; and £425,000 in 2024/25.

Project analysis

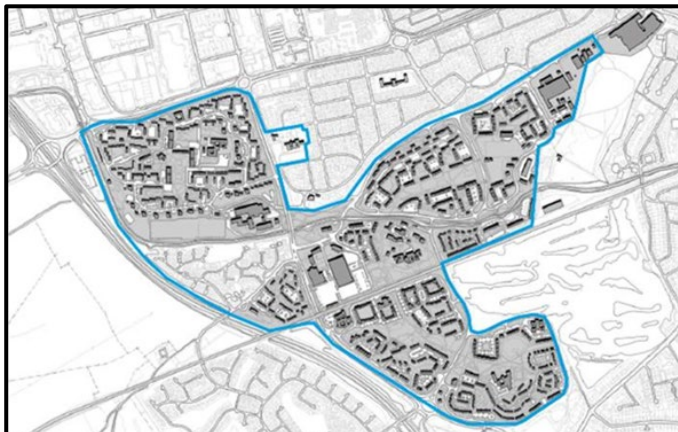
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| Ward | Almond |
| Match funding | An application for circa £1,500,000 to £1,800,000 is being made to the Sustrans “Places for Everyone” fund. |
| SIMD 2020 data  | The project falls within datazones S01009003 and S01009008, which rank 6,076 th / 5,573 th of the 6,976 datazones making up Scotland – placing them in the fourth bottom and fifth bottom quintiles (i.e. fourth most deprived and fifth most deprived) – and 383 rd /331 st of the 597 datazones making up Edinburgh. |
| 20-Min Neighbourhood strategy alignment | “High quality placemaking in our town and local centres, where accessible green and/or open spaces are provided”. |
| Town and local centres | The project area includes South Queensferry (Centre) local centre. |
| Other comments | The regeneration of Queensferry town centre received £425,000 of support from the Town Centre Fund. |

Most deprived



Least deprived

7. Wester Hailes regeneration



Project summary

The Council is delivering a Regeneration and Development Framework for the comprehensive regeneration of Wester Hailes. The plan will support the radical transformation of Wester Hailes over the next 10-15 years to enable the local community to live (and work) in an environment which offers high-quality and energy-efficient homes, and provides community, education, employment, health and amenity facilities and opportunities.

This funding will be focused on environmental/place making works to support planned investment in housing, infrastructure, connections, and the educational estate as set out in the framework.

Funding ask

The costs are £2,000,000 of which **£497,554** (24.9%) is proposed to be met from the PBIP: ££50,000 in 2022/23; £72,554 in 2024/25; and £375,000 in 2025/26.

Project analysis

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|--|---|
| Ward | Pentland Hills |
| Match funding | The other costs will be met by Place Capital budgets and the Housing Revenue Account. |
| SIMD 2020 data | The project areas spans multiple datazones, several of which are in the bottom (i.e. most deprived) decile/quintile. |
| 20-Min Neighbourhood strategy alignment | “Sustainable, safe and resilient neighbourhoods where residents have equal access to most of their daily needs” |
| Town and local centres | The project area encompasses Wester Hailes local centre. |
| Other comments | This project has previously received £118,325 of support from the 2021/22 round of the Place Based Investment Programme. The regeneration of Westside Plaza in Wester Hailes also received £750,000 of support from the Town Centre Fund. |

Most deprived



Least deprived

Most deprived



Least deprived