

# Housing, Homelessness and Fair Work Committee

10.00am, Thursday, 24 March 2022

## Craigmillar Regeneration Update

Executive/routine Wards Council Commitments	Executive 17 – Portobello/Craigmillar
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### 1. Recommendations

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- 1.1 It is recommended that the Housing, Homelessness and Fair Work Committee notes:
  - 1.1.1 The progress made with the regeneration of Craigmillar and the priority workstreams to be progressed in the coming months; and
  - 1.1.2 The update on ongoing work in relation to future maintenance and community use of open space.

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# Report

## Craigmillar Regeneration Update

### 2. Executive Summary

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- 2.1 This report provides an update on the key regeneration workstreams being progressed in Craigmillar and sets out priorities for the year ahead. It sets the ongoing work required in the context of the recently agreed 20 Minute Neighbourhood Strategy, which will focus on improving active travel links and investment in the town centre area.
- 2.2 The report also provides an update on ongoing work in relation to future maintenance and community use of open space; as requested in an amended motion approved by Committee on 18 March 2021.

### 3. Background

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- 3.1 Craigmillar and the surrounding areas have been transformed through affordable housing led regeneration. This has included over £160m of investment from the Council, Registered Social Landlord (RSL) private finance and Scottish Government grant funding to deliver over 1,250 new affordable and private homes. In addition, the new Castlebrae community campus secondary school is expected to complete and open later this year and a new primary school, Council office and hub and a new retail centre have all been delivered.
- 3.2 In a process called 'Changing Craigmillar', the Community Alliance Trust (CAT) and the Neighbourhood Alliance (NA) worked with local people and organisations to undertake a review of the regeneration outcomes delivered in the area so far. In anticipation of the findings of this process, a project team comprising of officers from across the Council has been established to take forward the next stage of the regeneration which includes plans to turn Niddrie Mains Road into a new vibrant town centre, improve connections with neighbouring communities and re-engage with the local community.
- 3.3 On [18 March 2021](#), Committee approved an amended motion on the [Community-Led Factoring](#) report requesting a progress update on this work within 12 months. The motion requested that Committee:

- 3.3.1 Note the update on Craigmillar regeneration and the engagement that had taken place with RSLs and the NA regarding community led factoring in the motion wording;
- 3.3.2 Agree to discharge the motion on Community Factoring approved by City of Edinburgh Council on [15 October 2020](#);
- 3.3.3 Agree that officers would continue to engage with partner organisations in Craigmillar and across the city to improve estate management, explore opportunities for local people to become more involved in the maintenance of the estate, and continue to investigate how areas which were not covered by any factoring arrangements could be better served; and
- 3.3.4 Agree to receive a progress update on this work within 12 months, including possible solutions for any areas not currently covered by factoring arrangements.

## 4. Main report

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### **New Affordable Homes**

- 4.1 Housing led regeneration in Craigmillar continues with over 130 homes starting on site this year (2021/22) and over 280 homes completed by RSLs and the Council in the past year.
- 4.2 All 194 new affordable homes at the Council led Craigmillar Town Centre development have been handed over and let. Feedback from tenants has been positive and the project won the award for 'Housing Regeneration Project of the Year' at the Scottish Home Awards.
- 4.3 Work has started on the remaining phases in Greendykes North. The Council plans to redevelop plots K and L following a transfer of this land from Parc to the Housing Revenue Account (HRA) and will deliver around 130 new net zero carbon affordable homes by 2024.

### **Reviving the Town Centre and Delivering a 20 Minute Neighbourhood**

- 4.4 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. In addition to ensuring access to service, the 20-Minute Neighbourhood Strategy will 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. Craigmillar will benefit from this approach with a focus on the "high street" area.
- 4.5 A spatial strategy has been produced for this area which will be used to guide plans to achieve this and work with the local community to take forward the community led 'Changing Craigmillar' process. It will also form the basis of a bid to the next round UK Government Levelling Up Fund in Spring 2022.

- 4.6 The Council's 20-Minute Neighbourhood programme will support a number of workstreams to address the "high street" area of Niddrie Mains Road and connections to and through this area and the team will provide Transport and Urban Planning expertise, as part of a co-ordinated delivery plan.
- 4.7 In addition, good progress is being made with the delivery of a "meanwhile use" project in the heart of Craigmillar. Titled 'Walk-Up Avenue' it aims to support the wider regeneration investment in the Craigmillar area so far. The development will provide commercial space to support small businesses in the area while providing a space for people to meet outdoors in the town centre. Planning permission has been granted and the development has also been designed to be an exemplar sustainable urban drainage system, using raingardens to attenuate surface water run-off and support biodiversity in this urban, local centre setting. The site will be open for use in Summer 2022.

### **Estate Management**

- 4.8 Work is ongoing to review maintenance arrangements for areas of open space that are not privately maintained or included in existing factoring arrangements. Most open space in the Craigmillar area is held on the HRA with grounds maintenance teams managing the cyclical upkeep on behalf of the Housing Service. A contract is also in place for estates management services that covers the clearance and minor works to garden areas and the provision of security measures as part of letting Council homes as well as responsive grounds maintenance and the removal of rubbish to maintain the standard and safety of the local environment for residents.
- 4.9 Discussions are also taking place with partner organisations regarding the opportunity to support residents to become more involved in design and management of open space including the use of garden tool libraries and new development or regeneration areas are being identified where it might be possible to trial such initiatives.
- 4.10 In November 2021, and following a procurement exercise, Edible Estates was awarded a contract to support the Council to expand and develop the approach to supporting community gardens. There are currently 30 community gardens on HRA land. Edible Estates are carrying out a review of the existing community gardens and looking into the potential to work with residents to develop more community gardens on HRA land. This work will be aligned with wider area regeneration and estate management plans set out above.

## **5. Next Steps**

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- 5.1 Over the next year the main priorities for regeneration in Craigmillar will be completing remaining development sites and facilitating the transformation of Niddrie Mains Road into a high quality, climate resilient public space for all with support from Transport, Active Travel and 20 Minute Neighbourhoods teams.
- 5.2 Officers will continue to develop plans and work with the local community to support a bid to the next round UK Government Levelling Up Fund to seek to secure

external capital funds. Officers will also continue engagement with stakeholders to support community engagement in the management of the estate.

- 5.3 Officers will continue to work with partners and local communities to improve maintenance of open space and identify opportunities for new community gardens.

## **6. Stakeholder/Community Impact**

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- 6.1 Community and stakeholder engagement in relation to the spatial strategy for the high street area of Niddrie Mains Road and the Meanwhile Use project took place online. This was supplemented by online workshops with local schools to produce an installation which will form part of the entrance to the new Meanwhile Use site.
- 6.2 Stakeholder engagement will continue to be an essential element of future regeneration work in Craigmillar and the surrounding area.

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

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- 7.1 Community Led Factoring, Housing, Homelessness and Fair Work Committee, [18 March 2021](#).

## **8. Appendices**

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- 9.1 None.