

Finance and Resources Committee

10.00am, Tuesday, 21 November 2023

Homes and Land at Silverlea, Edinburgh – Proposed Disposal and Licence to Occupy

Executive/routine
Wards

Routine
1 - Almond

1. Recommendations

- 1.1 It is recommended that Finance and Resources Committee:
 - 1.1.1 approves the disposal of 19 new build homes and associated land at Silverlea to Blackwood Homes; and
 - 1.1.2 approves a 30-year licence to occupy four purpose-built homes and carer accommodation at Silverlea to Health and Social Care on the terms and conditions outlined in this report.

Paul Lawrence

Executive Director of Place

Contact: Graeme McGartland, Head of Estates

E-mail: graeme.mcgartland@edinburgh.gov.uk | Tel: 0131 529 35956

Homes and Land at Silverlea, Edinburgh – Proposed Disposal and Licence to Occupy

2. Executive Summary

- 2.1 The Silverlea site is proposed to be developed for affordable housing for the Council, Edinburgh Living, Health and Social care and Blackwood Homes. This report seeks approval to dispose of 19 homes and associated land to Blackwood Homes and licence four homes with carers accommodation to Health and Social Care on completion of the construction.

3. Background

- 3.1 The site of the former Silverlea care home on Muirhouse Parkway transferred from the general fund to the Housing Revenue Account (HRA) in [March 2017](#).
- 3.2 Cruden Building (formerly Hart Builders) were appointed in January 2021 through the New Build Housing Framework under, a two-stage appointment, to design and build new affordable homes on the site.
- 3.3 A total of 142 dwellings are proposed, consisting of 94 flats and 48 colony style homes, with a mix of one, two and three bedroom homes. The housing includes a mix of Social Rent and Mid-Market Rent homes for Edinburgh Council, Health and Social Care (H&SC), Edinburgh Living and Blackwood Homes.
- 3.4 Blackwood Homes provides accessible, modern, and bespoke housing aimed at providing homes for people with a range of disabilities and housing needs, and utilise new technology to provide personalised care at home and housing support.

4. Main report

- 4.1 The Council appointed design team has worked closely with Blackwood Homes to design a purpose-built block of 19 flats to the Blackwood specification to help wheelchair users live as independently as possible. The design team also worked with Health and Social Care to design 4 units with carers accommodation to help house people with complex needs currently in hospital without suitable accommodation to be discharged to. The cost of this design work is included within the transfer sums and licence charge.

- 4.2 Health and Social care require purpose-built homes for adults with learning disabilities who have complex needs and 24-hour care who are currently unable to leave hospital due to the lack of suitable accommodation. The block has been designed to incorporate accommodation for staff to be on site 24 hours as well as additional features to keep the residents safe.
- 4.3 The following terms to sell to Blackwood have been provisionally agreed including:
- 4.3.1 Subjects: Sale of 19, 2-bedroom flats on Muirhouse Parkway
 - 4.3.2 Purchaser: Blackwood Homes and Care
 - 4.3.3 Purchase Price: Maximum of £5,484,175.
 - 4.3.4 Condition of sale: The Missives are essentially and suspensively conditional on the Seller entering into the Works Agreement.
- 4.4 The following terms of the licence to Health and Social Care have been provisionally agreed including:
- 4.4.1 Duration: 30 years
 - 4.4.2 Forecast price (year 1): £41,641 per annum. Some elements of the overall cost are index linked, so the overall licence charge per annum will increase.
 - 4.4.3 Premises: four units including private gardens and carers accommodation.
 - 4.4.4 Conditions of Licence: The Housing Revenue Account (HRA) will own and maintain the properties, H&SC will let and manage the properties under agreed heads of terms.

5. Next Steps

- 5.1 Following Committee approval, Legal Services will progress drafting the documentation for the conditional disposal and licence agreement.
- 5.2 In early 2024, following the receipt of a final tender price from Cruden building East, the Council will undertake final financial viability testing. Should the tender price be in line with current cost plans provided by the contractor, the Council will enter into a contract with Cruden Building East under the New Build Housing Framework to construct the development. Construction is anticipated to start in Spring 2024 and will take around three years to complete with staggered handovers starting in late 2025.
- 5.3 The Blackwood homes will be the final phase handed over in Autumn 2026 at which point the sale will conclude.

6. Financial impact

- 6.1 A maximum capital receipt of £5,484,175 will be achieved in financial year 2026/2027, assuming the conditions of sale to Blackwood Homes are achieved.

- 6.2 All costs incurred by the HRA during the development of the Blackwood Homes will be recovered by the capital receipt.
- 6.3 The land receipt for the Blackwood Homes is included within the capital receipt and is a pro-rata share of the cost of the General Fund to HRA land transfer.
- 6.4 The HRA will receive an annual income stream of £41,641 in year one for the homes licenced to Health and Social Care. Over the 30-year licence term, the annual charge will recover all costs incurred by the HRA during the development of the homes, including the index linked costs for repairs and maintenance and lifecycle.
- 6.5 The index linked annual charge of £41,641 for the homes licenced to Health and Social Care will be large offset by housing benefit receipts, with a residual cost of £4,000 to be funded from the Health and Social Care revenue budget. It is considered that this cost can offset by reduced requirement for external support workers, due to the efficiencies in delivering care this model provides.

7. Equality and Poverty Impact

- 7.1 The design development of Silverlea has utilised best practice guides including Housing for Varying Needs, The Council's New Build Housing Design Guide and Blackwood Homes Design Guide to ensure the homes and amenity space are designed to meet the needs of a wide range of people that are adaptable and safe and offer inclusive amenity space to promote health and wellbeing.
- 7.2 The site is proposed to be a mixture of social (64%) and midmarket (36%) homes providing much needed affordable housing for those in most need as well as those who may not be prioritised for social rent but may be vulnerable to falling into poverty due to high private rents.

8. Climate and Nature Emergency Implications

- 8.1 The design of the homes will be net zero carbon, utilising gas free heating solution, renewable energy production, enhanced building fabric and climate resilience features including rain gardens.
- 8.2 The development will promote low car ownership with 25% parking, secure cycle parking, active travel links and easy access to public transport links on Muirhouse Parkway.

Environmental Impacts

- 8.3 The site comprises a mixture of brownfield and greenbelt land, across each designation of land there is contamination including buried asbestos which will undergo a robust remediation plan and safe removal to eliminate any impact on the surrounding community to improve the overall biodiversity. Healthy mature trees will be protected and incorporated into the development, while there will be some trees removed these will be replaced at a 2 to 1 ratio and will be focused on the

boundary to the greenbelt to enhance and protect wildlife and air quality. Sustainable drainage methods will be used to make the site resilient to flooding while utilising native planting to boost local biodiversity.

9. Risk, policy, compliance, governance and community impact

- 9.1 During design development a dedicated Silverlea consultation web page was set up and a live digital event was held to engage stakeholders, share information and collect comments and feedback.
- 9.2 Posters, social media, leaflets, and newspaper adverts were used to publicise and give details of the consultation and how to get involved.
- 9.3 Information gathered formed the basis of the Pre-application consultation (PAC) report which was submitted with the planning application which outlined how the views gathered shaped the design.
- 9.4 The construction contract for these homes brings with them a broad range of community benefits such as local jobs, education, training, support for local initiatives and improvements to local infrastructure.
- 9.5 The construction of these homes contribute to the strategic priorities set out in the [Council's Business Plan](#). It will contribute to objectives.
 - 9.5.1 4d - 4. People can access public services locally and digitally in ways that meet their needs and expectations and contribute to a greener net zero city – : d. Deliver Council led infrastructure investments, policies and strategies that enable Edinburgh's transition to a net zero city; and
 - 9.5.2 5a - People have decent, energy efficient, climate proofed homes they can afford to live in: a. Increase supply of affordable housing with an ambition to reach 25,000 new affordable homes.
- 9.6 The main risk to the project is the ongoing economic situation and its impact on the affordability of the development. This risk is being addressed through the viability process and cost monitoring as well as the form of contract which will seek to fix costs and protect the Council from further inflationary pressures during the construction phase.
- 9.7 The Council has appointed a third-party principal designer who is responsible for planning, managing, and monitoring the pre-construction phase of the project. They will work with other designers, contractors, and the Council to consider the health and safety risks, and plan how to eliminate or control them.

10. Background reading/external references

- 10.1 Silverlea IIA Final Report
- 10.2 [Application for Planning Permission 21/05056/FUL at Silverlea Old Peoples Home, 14 Muirhouse Parkway, Edinburgh. Proposed residential development comprising](#)

[142 flats including colonies with associated roads, parking and greenspace](#) - Development Management Sub Committee, 12 January 2022.

10.3 [Strategy - Accelerating Housing Delivery and Brownfield Regeneration](#) - Finance and Resources Committee, 23 March 2017.

11. Appendices

11.1 None.

Integrated Impact Assessment – Summary Report

Each of the numbered sections below must be completed.
Please state if the IIA is interim or final: **Final**

1. Title of proposal

Silverlea New Build Housing Development

2. What will change as a result of this proposal?

A total of 142 dwellings are proposed, consisting of 94 flats and 48 colony style homes. Across the site there is mix of one and two- and three-bedroom homes. The site is predominantly brownfield and requires remediation. The housing includes a mix of tenures, including Social Rent, Mid-Market Rent and wheelchair accessible flats for both City of Edinburgh Council, Health and Social Care, Edinburgh Living and Blackwood Housing Association.

The site is currently home to Craigmyle Community Youth Football Club (CCYFC) which as a condition of the transfer are to be retained on the site. A design for the provision of a new pavilion was developed which moved the facilities to the North of the site, closer to their playing fields and away from residential development.

The site borders on to the greenbelt and a key North South pedestrian access route from Muirhouse to Marine Drive which are both proposed to be improved as part of the development.

An area of predominantly brownfield land will be remediated and developed to provide affordable housing, sports facilities, public realm, EV charging, low carbon heating and greenspace for a wide range of users including social tenants, mid-market tenants, families, people living alone, wheelchair users, Health and Social Care clients and community football club.

This project is within the regeneration of Granton Waterfront which will create a new residential-led mixed-use community and will deliver around 3,500 net zero carbon homes (of which at least 35% will be affordable), a primary school, a health centre, commercial and cultural space, and a new coastal park. These new uses will be supported by 10 km of new and improved cycling and walking routes and enhanced public transport connections. Heritage buildings and structures, including the Granton Gas Holder, will be refurbished and made available for new uses. The overall development will make a significant contribution to Edinburgh's target to become a net zero carbon city by 2030 through a mix of energy efficient buildings, renewable energy solutions, sustainable travel options and a nature-based approach to climate mitigation and adaptation.

This proposal is one of several Early Action projects proposed in advance of the first phase of the regeneration of Granton Waterfront which will deliver around 700 new homes, a new school and medical centre. New and improved cycle and pedestrian routes will enable existing communities to the south to access the coastline via safe, direct, and attractive routes.

3. Briefly describe public involvement in this proposal to date and planned

Project Specific Consultation:

Dedicated Silverlea consultation web page to engage stakeholders, share information and collect comments and feedback.

A live digital event was held on 17 May 2021 between 3pm and 5pm. The event gave an overview of the vision and principles for the development and gave the opportunity to comment, ask questions and receive responses directly from the project team.

Posters were displayed on and around the site giving details of the consultation and how to get involved.

The Granton Waterfront Regeneration mailing list were notified of the consultation. Surrounding community councils and local ward Councillors were notified personally via email of the consultation.

The consultation was advertised in the Edinburgh Evening News.

The Council's various social media platforms were utilised to publicise the consultation.

Leaflets were delivered to around 1000 homes in the immediate surrounding area. Information gathered formed the basis of the Pre-application consultation (PAC) report which was submitted with the application.

Wider Consultation:

Consultation was undertaken to inform the production of the Granton Waterfront Development Framework, including a three-stage consultation exercise:

- Stage 1: November 2018 - "Tell us more about Granton Waterfront"
- Stage 2: January – February 2019 - "Granton Could Be..."
- Stage 3: May 2019 - "Granton Should Be..."

Key consultation outcomes during the three events above highlighted a strong desire for acceleration of the regeneration, requirement to build in resilience through tackling climate change, creation of green space to enhance biodiversity and health and wellbeing and the creation of jobs.

Public consultation events took place for other projects nearby including the Gas Holder proposals, Western Villages, Granton Station, and the Lighthouse with manned exhibition at the nearby supermarket, and live, web-based consultation events. The consultation events included the provision of leaflets and visual panels so that participants could gain a clear picture of what is being proposed. The consultation was advertised via the City of Edinburgh Council's social media channels, with 3,000 leaflets distributed to local households and the consultation was included in the Granton Waterfront newsletter which is distributed to over 500 people.

Consultation for Phase 1 of Granton Waterfront was undertaken between May and August 2023.

Controlled Parking Consultation for wider area underway.

4. Is the proposal considered strategic under the Fairer Scotland Duty?

No.

5. Date of IIA (interim)

September 2023

6. Who was present at the IIA? Identify facilitator, lead officer, report writer and any employee representative present and main stakeholder (e.g. Council, NHS)

Name	Job Title	Date of IIA training
Elise Schneider (facilitator)	Senior Construction Project Manager	
Linda Hamilton	Planning Advisor	08/2021 & 05/2022
David Stevenson	Housing Team Leader	
Bolatito Akintola	Housing Officer	
John Lancaster	Architect	
Stephen Whitehead	Blackwood Development Officer	
Nick Cairns	Edinburgh Living Project Manager	June 2021
Sat Patel	Edinburgh Waterfront Programme Director	
Linda Dodgson	Service Manager – Health and Social Care partnership	
Mukesh Reddy	Graduate Quantity Surveyor	

7. Evidence available at the time of the IIA

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
Data on populations in need	Scottish Index of Multiple Deprivation (SIMD)	<p>This site sits within existing surrounding communities of Salvesen and Muirhouse.</p> <p>The site lies within datazone S01008928 in Granton West and Salvesen, which is ranked 1,999th in the 2020 Scottish Index of Multiple Deprivation (SIMD), placing it in the third most deprived decile nationally.</p> <p>Immediately to the south is datazone S01008930 which ranked 228th</p>

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
		<p>placing it in the bottom (i.e., most deprived) decile.</p> <p>This data evidence that the area requires significant support and infrastructure to mitigate the social inequality.</p> <p>Mid-Market homes <u>Pennywell Area</u> Average time to let: 16.6 days. Average void period (from available date to move-in date): 4.6. 163 prospects/sign-ups after area preference were added to the mailing list – shows high demand.</p>
Data on service uptake/access	Edindex CEC Accessible Housing Study	Edindex gives data on housing waiting lists and show a clear demand for affordable homes in the city.
Data on socio-economic disadvantage e.g. low income, low wealth, material deprivation, area deprivation.	(SIMD)	<p>The existing problems and issues facing the area can be quantified using SIMD which enables geographical areas within Scotland to be compared in terms of relative deprivation.</p> <p>Silverlea sits mainly within datazone S01008928. As of 2020, this datazone ranked the 1,999th most deprived of Scotland's 6,976 datazones, placing it within the third most deprived decile.</p> <p>On the "Crime" domain, S01008928 ranked 251st of the 6,976 datazones, placing it in the bottom (most deprived) decile.</p> <p>On the "Housing" and "Education/Skills" domains, S01008928 ranked 1,091st and</p>

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
		<p>1,134th respectively, placing it in the second bottom deciles.</p> <p>Multiple datazones adjoining S01008928 making up the wider Granton Waterfront area sit within the most deprived decile.</p>
Data on equality outcomes	<p>SIMD – deprivation.</p> <p>Office for National Statistics (ONS) – earnings.</p> <p>Education Scotland – school leavers qualifications and destination.</p> <p>Scottish Public Health Observatory (SPHO) - Crime rates</p> <p>CEC – anti-social behaviour</p> <p>Edinburgh Poverty Commission – poverty</p> <p>DWP - child poverty</p>	<p>The data shows that the site is within a relatively deprived area with particular issues being crime and housing and education/skills.</p> <p>There is a need for interventions that will help reduce crime, improve the housing supply, and boost residents' education/skills.</p>
Research/literature evidence	As above	
Public/patient/client experience information	CEC Tenant surveys.	Every year the City of Edinburgh Council's housing rent consultation gathers

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
	Edinburgh Tenants Federation. Monthly newsletter.	tenant views on their experience of the housing service and presents options for setting the next year’s rent levels. In addition, we also ask more detailed questions on cost-of-living difficulties and what issues were most affecting our tenants.
Evidence of inclusive engagement of people who use the service and involvement findings.		<p><u>Project Specific Consultation:</u> Dedicated Silverlea consultation web page to engage stakeholders, share information and collect comments and feedback. A live digital event was held on 17 May 2021 between 3pm and 5pm. The event gave an overview of the vision and principles for the development and gave the opportunity to comment, ask questions and receive responses directly from the project team. Posters were displayed on and around the site giving details of the consultation and how to get involved. The Granton Waterfront Regeneration mailing list were notified of the consultation. Surrounding community councils and local ward Councillors were notified personally via email of the consultation. The consultation was advertised in the Edinburgh Evening News. The Council’s various social media platforms were utilised to publicise the consultation. Leaflets were delivered to around one thousand homes in the immediate surrounding area. The information gathered formed the basis of the Pre-application consultation (PAC) report which was submitted with the application.</p>

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
		<p><u>Wider Consultation:</u> Consultation was undertaken to inform the production of the Granton Waterfront Development Framework, including a three-stage consultation exercise:</p> <ul style="list-style-type: none"> • Stage 1: November 2018 - “Tell us more about Granton Waterfront.” • Stage 2: January – February 2019 - “Granton Could Be...” • Stage 3: May 2019 - “Granton Should Be...” <p>Key consultation outcomes during the three events above highlighted a strong desire for acceleration of the regeneration, requirement to build in resilience through tackling climate change, creation of green space to enhance biodiversity and health and wellbeing and the creation of jobs.</p> <p>Public consultation events took place for other projects nearby including the Gas Holder proposals, Western Villages, Granton Station, and the Lighthouse with staffed exhibition at the nearby supermarket, and live, web-based consultation events. The consultation events included the provision of leaflets and visual panels so that participants could gain a clear picture of what is being proposed. The consultation was advertised via the City of Edinburgh Council’s social media channels, with 3,000 leaflets distributed to local households and the consultation was included in the Granton Waterfront newsletter which is distributed to over five hundred people.</p>

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
		<p>Consultation on Granton Phase 1 was undertaken between May and August 2023.</p> <p>Controlled Parking Consultation for a wider area is underway.</p>
Evidence of unmet need	Edindex	<p>Around 150 households bid for every Council and housing association home that becomes available for let.</p> <p>There are currently around 4000 households in temporary accommodation awaiting a move to a permanent home.</p> <p>Around 70% of available Council homes are let to homeless people with the remaining homes let to others in urgent housing need.</p>
Good practice guidelines	<p>Housing for Varying Needs</p> <p>Edinburgh Design Guide</p> <p>Edinburgh Local Development Plan</p> <p>Proposed City Plan 20330</p>	<p>Housing design guidance overseen by representatives from the following: Age Concern, Convention of Scottish Local Authorities, Disability Scotland Joint Mobility Unit of the RNIB and GDBA Royal Incorporation of Architects in Scotland, Scottish Federation of Housing Associations, Scottish Federation of House Builders and Scottish Homes Regional Offices.</p> <p>The Edinburgh design guidance explains how to comply with local plan policies on urban design.</p> <p>A Local Development Plan (LDP) sets out policies and proposals to guide development.</p> <p>Sets out the strategy for development, proposals and policies to shape development and inform</p>

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
	<p>Blackwood Design Guide</p> <p>The City of Edinburgh Council New Build Housing Design Guide</p>	<p>planning decisions in the city over the next 10 years and beyond.</p> <p>The guidance provides a concept for a flexible, modern home to suit varying levels of needs and support for residents without the requirement for major alteration or relocation.</p> <p>The Design Guide outlines the requirements for The Council’s Housebuilding Programme. The requirements were developed collaboratively with the Council, Housing Management Team, Housing Asset Management, Health and Social Care Partnership, Planning, Roads, Waste, Lot 1 and Lot 2 Framework Contractors, Architects and others.</p>
Carbon emissions generated/reduced data	<p>2020 Air Quality Annual Progress Report</p> <p>Transport Assessment</p> <p>Sustainability Statement</p> <p>All heat and energy demand will be met through</p>	<p>Annual update on the most recently available annual air quality monitoring data (2019), local pollutant trends and emerging issues.</p> <p>Accessibility and public transport provision</p> <p>Proposal complies with and exceeds section 6 (energy) of the current building standard: works towards net zero carbon emissions, utilises zero carbon technologies, promotes passive design, renewable energy, sustainable transport, reduces water use, surface water attenuation, neighbourhood recycling, sustainable timber.</p> <p>This will ensure emissions from the development when operational are very limited.</p>

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
	renewable sources with no requirements for any fossil fuels.	
Environmental data	<p>City of Edinburgh Council 2021 Open Space Audit</p> <p>Ecological assessment</p> <p>Tree Survey Assessment</p> <p>Drainage Strategy and Flood Risk Assessment</p>	<p>Classifies all significant open space within the urban areas of Edinburgh.</p> <p>Summary of Ecological Assessment undertaken in March 2021, by professional ecologist Nigel Rudd prepared by Smith Scott Mullan’s Landscape Architect in March 2021.</p> <p>Full tree survey was undertaken in February 2020, by professional arboriculturist. Julian Morris in February 2020 in accordance with BS 5837.</p> <p>Surface Water Management Plan and Flood Risk Assessment by Will Rudd Davison.</p>
Risk from cumulative impacts	Planning records for other applications	Places for People Upper Strand, Granton Harbour, The Art Works, Forthcoming Phase 1 Granton Waterfront proposals. Planning applications will assess the cumulative impact of applications in the area.
Other (please specify)		

8. In summary, what impacts were identified and which groups will they affect?

Equality, Health and Wellbeing and Human Rights	Affected populations
<p>Positive Remediation of contaminated land including buried asbestos will remove harmful contaminants.</p> <p>142 new affordable homes of mixed sizes and tenures including social and midmarket.</p> <p>New and improved cycle and pedestrian routes will be developed offering access across the site and access to the coast for existing population to the south and new residents.</p> <p>Increase in local population will support the provision of improved public transport provision e.g. additional bus routes.</p> <p>Creation of high-quality public realm and open space, including play space to meet existing deficit in the area.</p> <p>Well-designed streets including lighting and planting will increase security by surveillance and street activity.</p> <p>Reduced availability of car parking coupled with improved cycle / pedestrian routes will improve air quality and will have positive health benefits.</p> <p>New wheelchair accessible homes</p> <p>Homes will be built to Housing for Varying Needs Standards providing a home for life which can be adapted to varying needs.</p> <p>Enhanced building fabric of homes with increased insulation and triple glazing will reduce need to heat home and prevent fuel poverty.</p> <p>PV panels will provide free electricity helping to reduce utility bills.</p> <p>All new homes fitted with fire suppression systems will protect residents from fire.</p>	<p>Local residents</p> <p>New residents – People & families who are at risk of poverty.</p> <p>Current local and future residents and businesses.</p> <p>Current local and future residents and businesses</p> <p>Current local and future residents.</p> <p>Current local and future residents</p> <p>Current local and future residents</p> <p>Wheelchair users.</p> <p>New residents across all ages and stages of life.</p> <p>New residents.</p> <p>New residents.</p> <p>New residents.</p>

Equality, Health and Wellbeing and Human Rights	Affected populations
<p>New homes for Health and Social care clients currently in hospital without suitable accommodation in the community.</p> <p>New Mid-market homes.</p>	<p>People with mental health issues.</p> <p>People who are at risk of poverty who wouldn't be prioritised for social rent.</p>
<p>Negative</p> <p>Reduced parking levels could result in parking overspill in other areas and could be viewed as a disincentive to move to the area.</p> <p>Risk of lack of integration (physical and social) between existing neighbourhoods and new developments</p> <p>Construction causes disruption to surrounding residents e.g. noise, dust, vibration and traffic.</p>	<p>New and existing residents.</p> <p>New and existing residents.</p> <p>Existing Residents.</p>

Environment and Sustainability including climate change emissions and impacts	Affected populations
<p>Positive</p> <p>Design that promotes sustainable living:</p> <ul style="list-style-type: none"> • reducing the need to travel through 20-minute neighbourhood principles • new and enhanced active travel routes. • reduced parking (25% cap) with alternative options like city car club provided. • 200% safe cycle storage provided across all homes • Green space on every doorstep. <p>Plan for and adapt to the unavoidable impacts of climate change (surface water flooding, sea level rise, hotter and drier summers, milder and wetter winters) by e.g.:</p> <ul style="list-style-type: none"> • installation of Sustainable Urban Drainage Systems (SUDS) in new developments • use of greenspace and nature based solutions • reducing urban creep through greening and permeable surfacing 	<p>New and existing residents.</p> <p>New and existing residents.</p>

Environment and Sustainability including climate change emissions and impacts	Affected populations
<ul style="list-style-type: none"> • natural flood defences • blue / green roofs • protected green belt through clearer and enhanced boundary • no underground storage tanks • rain gardens <p>Increase local renewable energy generation for a net zero ready community:</p> <ul style="list-style-type: none"> • zero gas heating solution • enhanced fabric to reduce need to heat homes • homes designed to benefit from maximum solar gain. • PV panels for local electricity generation 	<p>New and existing residents.</p>
Negative	
<p>Redevelopment of 'wild' areas will lead to loss of habitat.</p>	<p>New and existing residents.</p>
<p>Embodied carbon within construction materials and within energy used to construct homes.</p>	<p>New and existing residents.</p>

Economic	Affected populations
<p>Positive</p> <ul style="list-style-type: none"> • New onsite employment opportunities in care roles, specifically within Blackwood and Health and Social Care accommodation. • Increased population to support local shops/business. • All homes built with dedicated work from home space to allow for flexible working. • Fibre to Premise on all new builds. <p><u>Contractual Community Benefits with main contractor.</u></p> <ul style="list-style-type: none"> • Improve local employment opportunities. • Help young people into positive destinations. 	<p>Anyone of working age either in the care sector or looking for employment within the care sector.</p> <p>Local businesses</p> <p>New residents</p> <p>All local groups and residents.</p>

Economic	Affected populations
<ul style="list-style-type: none"> • Apprentices, work placements, interview techniques • Facilitate links between schools, college and employment agencies through learning and work forum to increase access for help with literacy and numeracy for children and adults. • New facilities for Craigoyston Community Youth Football Club providing sports training and learning development. 	Children & Young People
<p>Negative No identified negative economic impacts.</p>	

9. Is any part of this policy/ service to be carried out wholly or partly by contractors and if so, how will equality, human rights including children’s rights, environmental and sustainability issues be addressed?

The development will be carried out by the developer partner (Cruden) on behalf of the Council. All contractors and sub-contractors will need to comply with the terms imposed by CEC through Procurement to ensure Fair Pay, Equalities etc.

10. Consider how you will communicate information about this policy/ service change to children and young people and those affected by sensory impairment, speech impairment, low level literacy or numeracy, learning difficulties or English as a second language? Please provide a summary of the communications plan.

Cruden will appoint a Community Officer to consult with the community during the construction and ensure community benefits are allocated to groups and projects most in needs or will have the biggest impact.

Quarterly newsletters during the construction period will be distributed to surrounding residents to inform them of upcoming works and potential disruption, community benefit information and ways to contact will include happy to translate information.

Tenant handover packs will be drafted to be clear and concise with simple language to help new residents get to grips with their new home and will include information on local active travel routes, public transport links and energy saving advice.

11. Is the plan, programme, strategy or policy likely to result in significant environmental effects, either positive or negative? If yes, it is likely that a **Strategic Environmental Assessment (SEA)** will be required and the impacts identified in the IIA should be included in this. See section 2.10 in the Guidance for further information.

No. The proposals have been screened for an Environmental Impact Assessment. Planning has confirmed that an EIA is not required.

12. **Additional Information and Evidence Required**

If further evidence is required, please note how it will be gathered. If appropriate, mark this report as interim and submit updated final report once further evidence has been gathered.

13. **Specific to this IIA only, what recommended actions have been, or will be, undertaken and by when? (these should be drawn from 7 – 11 above) Please complete:**

Specific actions (as a result of the IIA which may include financial implications, mitigating actions and risks of cumulative impacts)	Who will take them forward (name and job title)	Deadline for progressing	Review date
Contractor should enrol scheme with considerate constructors' scheme and adhere to HSE guidance.	Principal Designer - Hardies	Throughout build contract	Feb 2024
Quarterly newsletters during build to surrounding residents to notify of upcoming disruptive works.	Main Contractor - Cruden	Throughout build contract	Feb 2024
CPZ to be rolled out prior to new residents moving in.	Cameron Baillie, Transport Specialist, Edinburgh Waterfront Team	Feb 2024	
Tree protection measures to ensure integration of existing landscape within the proposed development areas and new landscaped areas to mitigate loss of habitat.	Main Contractor - Cruden	Throughout build contract	Feb 2024

Specific actions (as a result of the IIA which may include financial implications, mitigating actions and risks of cumulative impacts)	Who will take them forward (name and job title)	Deadline for progressing	Review date
Ensure letting policy for homes contains a good mix of starters and movers to create good integration between existing and new residents.	Local Housing Team.	November 2025	August 2024
Ensure there is a robust plan in place and risk assessment undertaken for the care of Health and Social care clients.	Health & Social Care	December 2023	Feb 2024

14. Are there any negative impacts in section 8 for which there are no identified mitigating actions?

Redevelopment of brownfield site will lead to loss of habitats within ‘wild’ self-seeded planting on derelict land. However, overall improvement in habitats created through new planting, safeguarding of the majority of existing trees and new measures such as bird and bat boxes integrated into the design of buildings.

Energy required to develop the site – this is an unavoidable impact of construction.

15. How will you monitor how this proposal affects different groups, including people with protected characteristics?

Every year the City of Edinburgh Council’s housing rent consultation gathers tenant views on their experience of the housing service and presents options for setting the next year’s rent levels. In addition, we also ask more detailed questions on cost-of-living difficulties and what issues were most affecting our tenants.

16. Sign off by Head of Service

Name Paul Lawrence

Date 27 October 2023

17. Publication

Completed and signed IIAs should be sent to: integratedimpactassessments@edinburgh.gov.uk to be published on the Council website www.edinburgh.gov.uk/impactassessments

Edinburgh Integration Joint Board/Health and Social Care

sarah.bryson@edinburgh.gov.uk to be published at www.edinburghhsc.scot/the-ijb/integrated-impact-assessments/