

Housing, Homelessness and Fair Work Committee

10.00am, Tuesday, 27 August 2024

Place Based Investment Programme – 2025/26 provisional allocations

Executive/routine
Wards

Executive
All

1. Recommendations

- 1.1 It is recommended that Committee:
 - 1.1.1 Note the update on projects supported by the Place Based Investment Programme (PBIP) 2021/22 to 2023/24;
 - 1.1.2 Note the proposed projects to be funded from the PBIP in 2025/26 and the notional ranking thereof by officers;
 - 1.1.3 Agree provisional allocations for the PBIP for 2025/26 based upon an anticipated total budget of £1.213m;
 - 1.1.4 Delegate authority to the Executive Director of Place to adjust these allocations as necessary where projects are judged to be at risk of not achieving deadlines, or otherwise cannot utilise (or no longer require) funding; and
 - 1.1.5 Note that these allocations will not be able to be finalised until the total PBIP budget is confirmed by the Scottish Government, and that final allocations may be lower (or zero) if the total budget is lower than anticipated.

Peter Watton

Service Director, Sustainable Development

Contact: Kyle Drummond, Programme Development Officer

E-mail: kyle.drummond@edinburgh.gov.uk | Tel: 0131 529 4849

Place Based Investment Programme – 2025/26 provisional allocations

2. Executive Summary

- 2.1 This report provides an update on the Place Based Investment Programme (PBIP).
- 2.2 Committee is asked to agree provisional allocations of £1.213m PBIP funds forecast to be available for disbursement in 2025/26, noting that these allocations will not be finalised until the overall funding provided by the Scottish Government is confirmed. In response to a call issued by the Council, 27 projects have been put forward for Committee's consideration, albeit Committee is not confined to only funding these projects.

3. Background

- 3.1 The PBIP is a ring-fenced capital grant for local authorities, created by the Scottish Government. The remit of the PBIP is relatively wide ranging. Its objectives are to:
 - 3.1.1 Link and align place-based initiatives and establish a coherent local framework to implement the Place Principle;
 - 3.1.2 Support place policy ambitions such as town centre revitalisation, community led regeneration, 20-minute neighbourhoods and Community Wealth Building;
 - 3.1.3 Ensure that all place-based investments are shaped by the needs and aspirations of local communities; and
 - 3.1.4 Accelerate [Scotland's] ambitions for net zero, wellbeing and inclusive economic development, tackling inequality and disadvantage, community involvement and ownership.
- 3.2 The Scottish Government has directed that local authorities should use the PBIP 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”.

- 3.3 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.
- 3.4 The Scottish Government’s “Fair Work” First criteria requires any organisation that receives Scottish Government funding (including that which “flows through” local authorities) to pay the Real Living Wage to all UK-based employees over the age of 16, including modern apprentices.
- 3.5 The PBIP sums provided to the Council are as follows:

2021/22	2022/23	2023/24	2024/25 ¹	2025/26 ²	Total
£1,998,000	£1,741,000	£1,213,000	£1,213,000	£1,213,000	£7,378,000

- 3.6 To date, in the first three years of the PBIP, the Council has supported 15 projects with a total of £4,952,000, as set out below. The [allocations](#) for 2023/24 reflect the allocations made by the Housing, Homelessness and Fair Work Committee on 8 August 2023, with adjustments made by officers under delegated authority where projects were unable to meet deadlines or no longer required their full allocation. A brief update on these 15 projects is set out in Appendix 1.

Project	2021/22	2022/23	2023/24 ³	Total
Braidburn Terrace	£0	£0	£263,059	£263,059
Coalie Park Improvements	£0	£0	£191,037	£191,037
Craigmillar – ‘Meanwhile’ site	£87,434	£0	£0	£87,434
Footway and Public Realm Improvements	£0	£0	£617,641	£617,641
Gracemount civic square	£193,351	£0	£0	£193,351
Granton Gasholder	£0	£1,183,641	£0	£1,183,641
Green Bridge, Balerno	£66,000	£0	£0	£66,000
Macmillan Hub	£339,000	£500,000	£141,263	£980,263
Northfield	£230,000	£0	£0	£230,000
Portobello Town Hall	£379,325	£0	£0	£379,325
Queensferry Town Centre	£0	£7,359	£0	£7,359
Rejuvenating Roseburn	£110,000	£0	£0	£110,000
Roseburn Park toilet block conversion	£68,500	£0	£0	£68,500
St. Oswald’s Centre	£406,065	£0	£0	£406,065
Wester Hailes Regeneration	£118,325	£50,000	£0	£168,325
Total	£1,998,000	£1,741,000	£1,213,000	£4,952,000

¹ Provisional – unconfirmed as of July 2024

² Provisional

³ In late-2023/24, it was identified that the Portobello Potteries 1906 Kiln restoration and Queensferry Town Centre projects would not be able to achieve deadlines. At the same time, the Causey project secured design funding from other sources. The freed-up funds were allocated to the Braidburn Terrace and Footway and Public Realm Improvements projects as a means of quickly committing the cash.

3.7 The allocations for 2024/25, as agreed by the Committee on 8 August 2023, are set out below. These are being reviewed based upon the need/ability to achieve timescales of each project. Confirmation of the overall PBIP allocation for 2024/25 is still pending and these allocations cannot be finalised until this is complete.

Project	Allocation
The Causey	£468,428
Granton Gasholder	£75,072
Powderhall civic square	£171,946
Queensferry town centre	£425,000
Wester Hailes regeneration	£72,554
Total	£1,213,000

4. Main report

- 4.1 It is forecast that £1.213m of PBIP will be available in 2025/26. It should be available from 1 April 2025; must be legally committed no later than 31 March 2026; and fully spent no later than 30 September 2026. It is noted that there is a possibility that the actual allocation for 2025/26 will be lower (or zero) in which case some or all provisional allocations will not be able to be confirmed, and therefore any allocation is provisional until the funds are confirmed.
- 4.2 On 9 October 2023, all ward Councillors and community councils were invited to submit proposals for projects for 2025/26 by 31 March 2024. Reminders were issued on 7 December 2023 and 1 February 2024. Various calls and meetings were held with parties interested in putting forward projects. To submit proposals, applicants were required to complete a proforma, which was required to be endorsed by a ward Councillor and/or a community council.
- 4.3 The call for projects identified an issue whereby proposals were at concept stage, but the organisations did not have the resources to develop these into more detailed project proposals with costs, delivery models, programmes, etc. Notwithstanding this challenge, a total of 28 eligible proposals were received by the deadline, representing a total ask of £4,393,392. One project was later withdrawn, reducing this to 27 projects with a total ask of £4,368,392.
- 4.4 In principle, therefore, there is sufficient budget to fund the equivalent of 28% of the proposals. Some of the projects are proposed to be led by the Council, while others are proposed to be led by third sector bodies. Details on each proposal are set out in Appendix 2. The proposals are listed in the below table:

Project	Lead	Ward	Ask
Abbeymount Studios Refurbishment (AMS 75)	Out of the Blue	14. Craigentenny / Duddingston	£200,000
Balerno Community Centre – Disability Access	Balerno Village Trust	2. Pentland Hills	£250,272
Bellfield Re-development	Action Party	17. Portobello / Craigmillar	£100,000

Project	Lead	Ward	Ask
Braidburn Valley Park Community Recreation Area	Friends of Braidburn Valley Park	10. Morningside	£25,000
Bridgend Walls	Bridgend Farmhouse	15. Southside / Newington	£9,300
Canalside Community Units	Fountainbridge Canalside Community Trust	9. Fountainbridge / Craiglockhart	£65,000
Castlebrae access and nature path	City of Edinburgh Council	17. Portobello / Craigmillar	£130,000
Covenanters Memorial Restoration	City of Edinburgh Council Edinburgh World Heritage	11. City Centre	£14,075
Drylaw Shopping Centre public realm improvements	City of Edinburgh Council	5. Inverleith	£168,102
Echline Spinal Path Upgrade	Queensferry & District Community Council	1. Almond	£142,150
Gracemount Mansion Community Hub	Gracemount Mansion Development Trust	16. Liberton / Gilmerton	£86,000
Greening Northfield & Willowbrae - Street Tree Replacement Programme	Northfield & Willowbrae Community Council Edinburgh & Lothians Greenspace trust	14. Craigentinny / Duddingston 17. Portobello / Craigmillar	£221,765
Greenway Adventure Playground	Wester Hailes Growers	2. Pentland Hills	£234,588
Hunter Square Improvements	City of Edinburgh Council	11. City Centre	£900,000
Improve pedestrian safety and a sense of place - Morningside	Morningside Community Council	10. Morningside	£115,000
Niddrie Mill Community Garden	Community Alliance Trust	17. Portobello / Craigmillar	£42,940
Oxgangs & Firrhill Place Improvement Project	City of Edinburgh Council	8: Oxgangs & Firhill	£25,000
Portobello Potteries 1906 Kiln restoration	City of Edinburgh Council	17. Portobello / Craigmillar	£250,000
Raeburn Place Widening the Footway	Stockbridge and Inverleith Community Council	5. Inverleith	£80,000
Regeneration at Holyrood Park Road	City of Edinburgh Council	15. Southside / Newington	Not specified
Repairs to the New Calton Burial Ground watchtower	City of Edinburgh Council	11. City Centre	£157,500
Restoring Inverleith pond ecosystem using floating islands	Friends of Inverleith Park	5. Inverleith	£150,000

Project	Lead	Ward	Ask
Saughtonhall Community Association – Recreation Hall Accessibility and Refurbishment	Saughtonhall Community Association	6. Corstorphine / Murrayfield	£100,000
South West Community Corridor: Muirwood Field Path Improvement Works	Juniper Green/Baberton Mains Community Council Currie Community Council	2. Pentland Hills	£466,700
Spylaw Coach House Adaptive Reuse as a Community Heritage Hub	Colinton Village Enterprise	8. Colinton / Fairmilehead	£300,000
The Byre – An Open Place	Duddingston Conservation Society	14. Craigentinny / Duddingston	£120,000
Wilson Memorial Church wheelchair path	Wilson Memorial Church	14. Craigentinny / Duddingston	£15,000

- 4.5 Committee is asked to agree provisional allocations on the basis of an indicative budget of £1.213m.
- 4.6 The above table represents the outcomes of the call for projects; however, it is not exhaustive, and Committee is not restricted to only funding these projects. Committee can, in principle, fund any capital project it so chooses, provided the project in question is compliant with the criteria set out in paragraphs 3.1 to 3.4 and is capable of achieving the deadlines set out in paragraph 4.1.
- 4.7 Full descriptions of each project are set out in Appendix 2. The descriptions are reproduced verbatim from the proformas (other than some reformatting and correction of minor typos). Several projects supplied supporting documents with their proformas; these are not reproduced in Appendix 2 for reasons for brevity and consistency but can be shared with members upon request.
- 4.8 The figures in the “Ask” column of the above table are the sums requested by the project leads. Where the leads stipulated a range, the upper value has been quoted. While these are the sums requested, many leads have advised they would be capable of delivering a scaled-back project if Committee was minded to agree a lower level of funding.
- 4.9 To help inform the Committee’s deliberations, officers have produced a notional ranking of the projects based on two (equally weighted) objective criteria: the ratio of match funding attracted by each project, and the relative degree to which the project location is disadvantaged (as measured via the Scottish Government’s Scottish Index of Multiple Deprivation). The outcome of this ranking is shown in Appendix 3. If funding is allocated on the basis of this ranking, this would result in the following allocations:

Project	Lead	Ward	Allocation
Gracemount Mansion Community Hub	Gracemount Mansion Development Trust	16. Liberton / Gilmerton	£86,000

Project	Lead	Ward	Allocation
Niddrie Mill Community Garden	Community Alliance Trust	17. Portobello / Craigmillar	£42,940
Portobello Potteries 1906 Kiln restoration	City of Edinburgh Council	17. Portobello / Craigmillar	£250,000
Hunter Square Improvements	City of Edinburgh Council	11. City Centre	£834,060
Total			£1,213,000

4.10 It is noted that this notional ranking has been provided to assist Committee, but Committee is under no obligation to allocate funds on this basis and may choose to allocate funds on whatever basis it deems appropriate.

5. Next Steps

- 5.1 Following the decision of Committee, project managers will be notified of the provisional allocations, and that any expenditure to further develop projects prior to final allocations being confirmed will be at the project manager's risk;
- 5.2 Once the sum available is confirmed (expected to be in March-April 2025), project managers will be notified, and grant agreements enacted where necessary. Spend could, in principle, commence from 1 April 2025. The grant agreements would reflect the requirement set out at 3.4 for the payment of the Real Living Wage.
- 5.3 Officers will then oversee delivery of the 2025/26 projects, including making any adjustments to allocations necessary where projects are judged to be at risk of not achieving the deadlines set out at 4.1.
- 5.4 Should any projects be judged to be at risk of not achieving deadlines, or be unable or unwilling to meet the Real Living Wage requirement, or otherwise be unable to utilise (or no longer require) funding officers will adjust allocations accordingly.

6. Financial impact

- 6.1 The projected sum of money available for funding PBIP projects in 2025/26 is £1.213m. Should the actual funding be lower, the sum that can be offered to projects will require to be reduced.
- 6.2 There will be some modest costs to the Council in connection with administering the PBIP (for example legal assistance with drafting grant agreements). These costs can be met from existing budgets.

7. Equality and Poverty impact

- 7.1 Several of the projects that have been nominated for PBIP funding concern activities such as employability and training projects and poverty mitigation measures (such as a community fridge).

8. Climate and Nature Emergency Implications

- 8.1 Several of the projects that have been nominated for PBIP funding concern active travel improvements, improvements to greenspaces, improvements to building energy efficiency, and other matters germane to net zero targets.

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

- 9.1 The Council has sought input from the community on the utilisation of the PBIP via engagement with community councils. One challenge this has highlighted is that some community councils and (affiliated community groups) have ideas for projects, but lack the capacity to translate these into fully conceived projects, both in terms of processes for developing and progressing projects and in terms of financial resources for developing designs, cost plans, etc.
- 9.2 Commentary on the alignment with existing Council strategies and programmes is set out in Appendix 2.
- 9.3 Where the PBIP is to be used to deliver projects external to the Council, grant agreements would be put in place that would mirror the relationship between the Council and the Scottish Government.
- 9.4 Where there is a perceived significant risk that PBIP monies will not be able to be committed and/or spent in line with the deadlines set out at 4.1, officers will withdraw and reallocate allocations to ensure no funding is lost.

10. Background reading/external references

- 10.1 None.

11. Appendices

Appendix 1 – Update on PBIP projects funded in 2021/22 to 2023/24.

Appendix 2 – Proposed PBIP projects for 2025/26.

Appendix 3 – Notional ranking of proposed PBIP projects

Appendix 1 – Update on PBIP projects funded in 2021/22 to 2023/24

Project	2021/22	2022/23	2023/24	Total	
Braidburn Terrace	£0	£0	£263,059	£263,059	Led by the Council, sought to deliver a package of active travel and streetscape improvements to Braidburn Terrace and surrounding streets. The works were completed in March 2024. This project utilised funding that was returned by The Causey and Queensferry Town Centre due to concerns around not being able to achieve deadlines
Coalie Park Improvements	£0	£0	£191,037	£191,037	Led by the Water of Leith Conservation Trust, sought to deliver a package of improvements to Coalie Park in Leith.
Craigmillar – ‘Meanwhile’ site	£87,434	£0	£0	£87,434	Led by the Council, sought to utilise brownfield land in Craigmillar to deliver new public space, commercial space, and green space. The space, named “Walk-Up Avenue”, opened in September 2022.
Footway and Public Realm Improvements	£0	£0	£617,641	£617,641	Led by the Council, sought to deliver a package of footway and public realm improvements in the Abbeyhill, Holyrood, London Road, and Stockbridge areas of Edinburgh. Work completed in February 2024. This project utilised funding that was returned by The Causey and Queensferry Town Centre due to

					concerns around not being able to achieve deadlines.
Gracemount civic square	£193,351	£0	£0	£193,351	Led by the Council, sought to deliver a package of improvements to the public square at Gracemount Drive/Captain's Road. These works were completed in 2022 with the improved square now in use.
Granton Gasholder	£0	£1,183,641	£0	£1,183,641	Led by the Council, sought to restore the historic Granton Gasholder and create a new area of public realm within it. Works commenced on site in December 2022 and are expected to complete in January 2025.
Green Bridge, Balerno	£66,000	£0	£0	£66,000	Led by Balerno Pathways Limited, sought to deliver a replacement bridge over the Bavelaw Burn at Balerno (linking Bavelaw Road to Malleny Garden), replacing an existing derelict footbridge. A new bridge has been, with Balerno Pathways Limited working to finalise access arrangements at either end of the bridge to enable it to be opened to users.
Macmillan Hub	£339,000	£500,000	£141,263	£980,263	Led by the Council in partnership with North Edinburgh Arts, sought to create a new facility in the Muirhouse/Pennywell area incorporating a library, early-years centre, affordable homes, and space for the charity North Edinburgh Arts.

					Work began in September 2022 with completion expected in during 2024.
Northfield Drive and Grove Environmental Improvements	£230,000	£0	£0	£230,000	Led by the Council, sought to deliver landscaping, access, and street lighting improvements at the Northfield housing estate. These works are now complete.
Portobello Town Hall	£379,325	£0	£0	£379,325	Led by the charity Portobello Central SCIO, sought to deliver the high priority refurbishment works to Portobello Town Hall. These works have now been completed and Portobello Central SCIO has now partially reopened the building along with further refurbishments ongoing and planned.
Queensferry Town Centre	£0	£7,359	£0	£7,359	Led by the Council, sought to deliver a programme of public realm and active travel improvement works to the centre of South Queensferry town centre. The funding allocated to date has been utilised to carry out traffic studies. This project was originally allocated significant additional funding but this was required to be reallocated due to challenges with legally committing the funding in the required timescales.
Rejuvenating Roseburn	£110,000	£0	£0	£110,000	Led by the Council, sought to deliver public realm upgrades in Roseburn, including expanded pavements and new trees/planters, as part of the wider City Centre West to East Cycle Link

					(CCWEL) project. The CCWEL project commenced in February 2022 and formally opened in March 2024
Roseburn Park toilet block conversion	£68,500	£0	£0	£68,500	Led by the charity Friends of Roseburn Park, sought to convert a disused 1900s toilet block in Roseburn Park into a new community-owned café incorporating a publicly accessible toilet. The new “Rosebean Café” opened in September 2023.
St. Oswald’s Centre	£406,065	£0	£0	£406,065	Led by the charity St. Oswald's Centre, sought to support the conversion of the historic St. Oswald’s Church and Hall in Bruntsfield into a community facility. PBIP funding has been utilised to deliver high priority repairs and improvements with the St. Oswald's Centre working towards opening the building to users following a further package of works.
Wester Hailes Regeneration	£118,325	£50,000	£0	£168,325	This project sought to support the strategic regeneration of Wester Hailes. The funding allocated to date has been utilised for the development of the Local Place Plan, a topographical survey of land at Wester Hailes, and the Murrayburn Gate housing development.
Total	£1,998,000	£1,741,000	£1,213,000	£4,952,000	

Appendix 2 – Proposed PBIP projects for 2025/26

1) Abbeymount Studios Refurbishment (AMS 75)

Project title
Abbeymount Studios Refurbishment (AMS 75)
Project summary
Improvements to the Abbeymount Studios building on Easter Road.
Project location
2 Easter Road, Edinburgh
Ward(s)
14. Craigentenny / Duddingston
Project lead
Out of the Blue
Project cost
£3,000,000
PBIP ask
£200,000
Project description
<p><u>Project Description</u></p> <p><i>The City of Edinburgh Council are about to complete a 75 year lease agreement, (approved by Finance & Resources committee) to current occupiers and strategic partners Out of the Blue Arts and Education Trust (OOTB) for Abbeymount Techbase (a former school and B-listed building).</i></p> <p><i>OOTB will transform the building into a nationally important space for crafts, creativity and the community to be of benefit to current and many more generations to come.</i></p> <p><u>Benefits</u></p> <ul style="list-style-type: none"> - <i>Renovated B-listed building developed into a leading national centre for crafts and creativity, while also providing a much-needed space for the local community.</i> - <i>Up to 2,000 people accessing Abbeymount each year for classes, workshops, a social enterprise café and more.</i> - <i>100 creative practitioners and micro enterprises with affordable studio space and a creative community, including nationally and internationally recognised artists and craftspeople.</i> - <i>6 jobs created, including through the café's training and employment programme.</i> - <i>45% less carbon generated by renovating instead of demolishing and rebuilding and through energy saving measures.</i> - <i>Over £3 million gross value added revenue generated for the local economy per annum with Abbeymount operating as a sustainable social enterprise.</i> - <i>The creation of a significant place based initiative supporting 20 minute neighbourhoods, community wealth building, economic development, net zero ambitions, and community involvement</i> <p><u>Timescales 2024-2027</u></p> <ul style="list-style-type: none"> - <i>2024- Establish a 75 year lease agreement. Project development and fundraising.</i> - <i>2025- Phase 1 construction- Essential Repairs. Repairs identified in the Building Condition Study including windows and chimneys repair.</i> - <i>2026- Phase 2 construction- Building and renovation work will create and maintain a fit for purpose building with conservation, accessibility and environmental sustainability considerations to the fore.</i>

- 2027- *Abbeymount Studios re-opening as a locally and nationally significant creative centre*

Delivery model

An 'AMS 75' Project Board will be appointed. Remit: receiving reports from project team and OOTB Chief Finance Officer, monitoring progress, assessing risk, informing changes; delegated authority to approve project changes within agreed parameters. Meeting quarterly prior to construction; then monthly.

Membership

- *OOTB Board of Directors representative*
- *OOTB Chief Executive*
- *OOTB CFO*
- *Client Project Manager (to be appointed)*
- *Architect + team of build professionals (Quantity Surveyor, Structural Engineer, Mechanical & Electrical Engineer)*

Supporting documents (available upon request)

- Overview document
- Image
- Feasibility study
- Visualisation
- Building condition survey

Notes from Council officers

N/A

2) Balerno Community Centre – Disability Access

Project title
Balerno Community Centre – Disability Access
Project summary
Improving disabled access/toilet provision at Balerno Community Centre.
Project location
11 Main Street, Balerno
Ward(s)
2. Pentland Hills
Project lead
Balerno Village Trust
Project cost
£250,272
PBIP ask
£250,272
Project description
<p><i>Background</i></p> <p><i>In January 2022, Balerno Village Trust (BVT) took on a 10 year lease of Balerno Community Centre in main street Balerno in the heart of the community. Whilst we are currently in year 2 of this lease, we are currently planning to work towards a community asset transfer of this building.</i></p> <p><i>The centre already has several regular users including Scottish Women’s Rural Institute, In the Ditch Quilters, a monthly Craft fair, a Pipe Band and a ballet school. BVT is working to increase the use of the building, particularly to community groups. In the first 18 months of operations BVT has introduced a more transparent pricing policy with different rates for commercial and community users. An online booking system has been introduced which also makes the building more accessible. BVT has also enabled the post office to operate a satellite service in the building which has brought back a key service to the community which was lost when the post office based in a local café closed in 2020.</i></p> <p><i>The need – Disabled Access/toilets</i></p> <p><i>Whilst the Community Centre is well used, particularly by older members of our community, the building itself does not currently allow disabled people access and there are no other easily accessible disabled facilities in the village. Within the community centre there are three external doors to the building, all of which include steps. Internally the building is also on two levels with a set of steps inside the building. Whilst we have two sets of toilets in the centre, none of these currently are fit for disabled use.</i></p> <p><i>Many of our current user groups have identified that accessibility is a challenge for some of their members (see letters of support attached).</i></p> <p><i>Progress made to date</i></p> <p><i>In August 2022 we successfully applied for funding from the Pentlands Community Grant fund and received £4500 towards the cost of an architect and structural engineer to produce plans and costings for enabling both disabled access and toilets in the building. We have also submitted a pre-planning application for this work.</i></p> <p><i>The plans include:</i></p> <ul style="list-style-type: none"><i>– Creation of two ramps at the front and side of the building to enable disabled and push-chair access to all areas of the building</i>

- *Creation of two new disabled toilets within the building*

To facilitate these works we also need to create a new kitchen space, away from where the toilets are going to be built.

The plans plus costings are included as an attachment. Delivery Model: Working alongside our Architects we will look to obtain at least three competitive quotes for any work being done. Ideally we will look towards contracting with one company who can undertake all the work required. We have spoken to the City of Edinburgh Council and they have agreed in principle to our plans, we will also need to seek approval to appoint our preferred contractor.

Timescales

As soon as the funding is confirmed we will:

- *Obtain planning permission*
- *Obtain quotes from builders*

To minimize disruption on our hall users we would be aiming to look for a company who is able to complete the work quickly. We anticipate the project will take 12 months in total.

Supporting documents (available upon request)

- Programme
- Letters of support from users
- Proposed floor plan
- Building passport – improvements report

Notes from Council officers

N/A

3) Bellfield Re-development

Project title
Bellfield Re-development
Project summary
Works to Bellfield community hub to improve useability and energy efficiency.
Project location
16 Bellfield Street, Portobello, Edinburgh
Ward(s)
17. Portobello / Craigmillar
Project lead
Action Party
Project cost
£1,270,000
PBIP ask
£100,000
Project description
<p><i>Action Party is a charitable community benefit society (community cooperative), with a membership of just under 500. The members are all local people who can vote at AGMs and elect the Board of trustees - thus ensuring a degree of democratic accountability. Action Party is and has been involved in a range of community projects and initiatives, including the Party Community Fridge, but owning and running 'Bellfield' remains our biggest and most challenging project.</i></p> <p><i>Action Party acquired the Portobello Old Parish Church in 2016, and reopened Bellfield (as it was re-named) to the community in 2017. Since that date (and despite Covid interruptions) we have developed Bellfield as a dynamic community hub providing affordable activity and meeting space to the local community. Bellfield currently has 38 regular user groups and classes and hosts a wide range of occasional, or one-off, activities - including children's parties, weddings, performances, community meetings, and fundraising events. The Bellfield programme includes a weekly, volunteer-run community cafe aimed primarily at lonely or socially isolated people, and which has proved to be very popular and the cafe contributed to the Councils recent Warm Spaces initiative.</i></p> <p><i>Despite low room hire prices and virtually no revenue grant support, Action Party has evolved Bellfield as a viable community business, with a turn-over of around £100k in the last financial year. This includes feed-in tariff income from our array of solar panels on the roof of the Large Hall. We have evolved the business model to the point where Action Party now employs 4 part-time staff, engages a local cleaning company, and averages 70 volunteers who are involved in a range of capacities. However, demand for use of Bellfield greatly exceeds available space, with our Administrator constantly turning away a high number of requests.</i></p> <p><i>In order to increase community usage, and strengthen the long term financial viability of Bellfield, Action Party has been working with Simpson @ Brown architects on plans to develop the facility. The development plan will focus largely on the former church, which is currently the least used space within Bellfield. Proposals include removing fixed pews, installing a mezzanine floor at the bottom of the balcony, increasing toilet provision, installing a lift, and creating smaller, more flexible spaces on the ground level - the latter to reflect community demand for smaller activity and meeting space. In addition, the development project will improve energy conservation, make the facility more accessible and address some operational issues.</i></p>

Supported by Simpson and Brown, we have carried out a feasibility study, and evolved a 2 stage development which in total will cost in the region of £2.4 million. Copies of design plans and the feasibility study are available on request. Action Party has also been working with a business adviser who has projected that the proposed project is likely to almost double the level of community use within Bellfield. This increased use will in turn generate additional income which will enable Action Party to enhance the staffing capacity within Bellfield.

Bellfield is a B-listed building comprising the former church and 2 halls. In recognition of this status, we sought pre-planning advice from Edinburgh Council which resulted in positive and constructive discussions with Council planning officers, and we are currently working on a full planning application.

Supporting documents (available upon request)

– N/A

Notes from Council officers

N/A

4) Braidburn Valley Park Community Recreation Area

Project title
Braidburn Valley Park Community Recreation Area
Project summary
Creating a Community Recreation Area with artwork in Braidburn Valley Park.
Project location
Braidburn Valley Park, Greenbank, Edinburgh
Ward(s)
10. Morningside
Project lead
Friends of Braidburn Valley Park
Project cost
£25,000
PBIP ask
£25,000
Project description
<i>On the east side of the park there is a level piece of ground (167 sq metres) on which the groundsman's house stood and was demolished in May 2022. Last year we got a quotation for renovation work including a pétanque court (£16,200 + VAT), but could not get funding for it; our parks manager suggests it would be ideal for a Community Recreation area with a concrete-based table-tennis table, seating and other possible activity (e.g. chess board). At present an underground stream makes the site unusable, and a trench needs to be dug for new drainage. Last year's quotation did not include artwork on the wall behind the area; Chris Rutterford, who masterminded the owl mural in 2022 with Firrhill H.S. students, has already provided suggestions, and we would like to include the artwork in the proposal. The timescale is simply to start and finishing within 2025. The delivery model would be to work in partnership with the Parks Department, involving students for the artwork.</i>
Supporting documents (available upon request)
<ul style="list-style-type: none">– Park quality assessments and Green Flag Award results– Various images
Notes from Council officers
N/A

5) Bridgend Walls

Project title
Bridgend Walls
Project summary
Restoring historic stone walls at Bridgend Farmhouse community centre.
Project location
41 Old Dalkeith Road, Edinburgh
Ward(s)
15. Southside / Newington
Project lead
Bridgend Farmhouse
Project cost
£9,300
PBIP ask
£9,300
Project description
<p><i>We would like to restore another section of the historic stone walls surrounding Bridgend Farmhouse community centre. The farm steading dates back to the 18th century and we have slowly been rebuilding, repointing and re-capping the walls over the last ten years. We use the project as a training scheme for volunteers to learn the traditional art of lime-stone re-pointing, a valuable skill to have in Edinburgh where there are many similar garden walls in need of repair.</i></p> <p><i>Over the years we have re-pointed the walls surrounding our Bothy and children's play area and we have begun work on the walls around the Peace Garden. We would like to complete the walls around the Peace Garden – about 30 metres of wall, some 3 metres high.</i></p> <p><i>We would employ a traditional stone mason to lead the project and offer four 3-day courses over the summer months of 2025. In the past, we have successfully used the Ridge Project in Dunbar to provide the trainer. So the costs would be:</i></p> <ul style="list-style-type: none"><i>– Trainer for four courses: £8,000</i><i>– Lime and Sand: £700</i><i>– Equipment – gloves, goggles etc: £200</i><i>– Refreshments for volunteers: £100</i><i>– Recruitment costs: £100</i><i>– Overheads- electricity, water etc: £200</i><i>– Total: £9,300</i> <p><i>When we started restoring the walls at Bridgend we commissioned a survey which told us the total cost would be over £200,000. Bit by bit, we are working to complete the job. At one stage, we employed a stone-mason directly to rebuild a section of the wall that overlooks the public pavement but otherwise we have been using training courses to do the work.</i></p> <p><i>Completing another stage of this long-term project would not only preserve one of Edinburgh's fine old stone walls and keep the original character of a historic farm steading, it would also give local people a valuable skill and an opportunity to get involved directly in a hands-on community project.</i></p>
Supporting documents (available upon request)
– N/A
Notes from Council officers
N/A

6) Canalside Community Units

Project title
Canalside Community Units
Project summary
Fitting-out office and community space in Fountainbridge.
Project location
Vastint canal-side development site, Fountainbridge, Edinburgh
Ward(s)
9. Fountainbridge / Craiglockhart
Project lead
Fountainbridge Canalside Community Trust
Project cost
£65,000
PBIP ask
£65,000
Project description
<p><i>Fountainbridge Canalside Community Trust (FCCT) aims to make our local area a better place to live, work, do business and visit. We are fast outgrowing the small office on loan to us from Scottish Canals and are currently limited in some of our developments through not having a space for community activities.</i></p> <p><i>In early 2025, we intend to take on 10 year lease of 2 canalside units at the Vastint development. These will be provided as shell units and require full fit out and appropriate equipment to facilitate community uses, such as those noted below.</i></p> <p><i>This will allow us to grow our impact in the community, to attract more local people to get involved in caring for the local place and making the canal a vibrant part of the city.</i></p> <p><i>One unit would be used as an office for FCCT, as well as co-working and hot-desking opportunities for local entrepreneurs, small businesses and other third sector groups. Short-term plans for the second unit would be a community space for meetings and activities, alongside displays of local artists' work and canal history and heritage information. We envisage the space and activities being attractive to local people, particularly those new to the area, as well as long term residents, visitors and tourists. We also would potentially set-up a community fridge to prevent fresh food from going to waste. Longer-terms aspirations are to host partner organisations to provide local services to community members, in-line with 20-minute neighbourhoods, for health, advice or advocacy, finance, or employability. It is also worth noting these units are a few hundred metres along the canal from the Council's own canalside development site, where 40% social housing is planned.</i></p>
Supporting documents (available upon request)
– N/A
Notes from Council officers
<p>This project complements the refreshed Edinburgh Union Canal Strategy and it would be beneficial to offer a more secure community space in Fountainbridge. A longer lease would potentially be advantageous if an investment is being made in the leased space. Clarity on how the unit would be accessed to other local groups (available 20% of the time, for example) would be useful. These matters could in principle be considered as part of a grant agreement.</p>

7) Castlebrae access and nature path

Project title
Castlebrae access and nature path
Project summary
Creating a new path / nature trail linking various community assets in Craigmillar.
Project location
Former Castlebrae High School site, Craigmillar, Edinburgh
Ward(s)
17. Portobello / Craigmillar
Project lead
City of Edinburgh Council
Project cost
£145,000
PBIP ask
£130,000
Project description
<p><i>This application is seeking funds to deliver a key public realm nature trail / path to safely connect wider community assets including Castlevue Primary School, a community MUGA, a forest kindergarten early year's provision with an accessible defined route. There is no current safe access for the community.</i></p> <p><i>The route would connect to wider assets of ecological value to the south of the identified site; Little France Park and Hawk Hill Wood.</i></p> <p><i>A design team has been appointed to develop a residential led scheme on the former Castlebrae High School site, adjacent to the location of this proposal.</i></p> <p><i>The need for a connecting path has been identified through consultation with active and engaged community groups. The identified site of the new nature trail / path is designated as open space, with ecological value.</i></p> <p><i>The land is within Edinburgh Council's ownership. Estates are aware of this funding application.</i></p> <p><i>There is a significant 6 metre rise from the school to the other identified assets to the south. The design would deliver a meandering route to grade, creating the opportunity to develop playful zones, seating, and natural play areas for the community to enjoy. This path can be designed to create informal classrooms and natural play opportunities with a focus on connecting the user with nature. Materials will be natural and playful.</i></p> <p><i>We would work closely with The Community Alliance Trust to ensure there was ownership of the route to protect and maintain it for the wider community to enjoy. If successful, the appointed team would create a programme of consultation with community groups to develop the final design of the nature path. The proposals would be delivered using a small works contractor to procure and deliver the works in Q1 - Q2 2025</i></p>
Supporting documents (available upon request)
<ul style="list-style-type: none">- Site location plan- Castlebrae nature path sketch proposal
Notes from Council officers
N/A

8) Covenanters Memorial Restoration

Project title
Covenanters Memorial Restoration
Project summary
Restoring the Covenanters Memorial in the Grassmarket.
Project location
Grassmarket, Edinburgh
Ward(s)
11. City Centre
Project lead
City of Edinburgh Council / Edinburgh World Heritage
Project cost
£20,075
PBIP ask
£14,075
Project description
<i>Project description</i> <p>We are looking to carry out essential conservation repairs in partnership with Edinburgh World Heritage to the Covenanter's Memorial located in the Grassmarket in Edinburgh's Old Town. This is a collaborative partnership project between the City of Edinburgh Council and Edinburgh World Heritage. It has been raised as an issue with the local residential community, in particular the Grassmarket Residents Group (GRASS) where it formed a key ask in their residents local elections 2022 manifesto and the Scottish Covenanters Memorial Association. The project also enjoys the full support of all four City Centre Ward councillors.</p> <p>The Covenanter's Memorial is a category C listed monument, erected by public conscription in 1937 in the Grassmarket on the historic site of Edinburgh's primary public gallows. The memorial consecrates the estimated 100 Covenanters who were executed for their political and religious beliefs during the Civil War and the later 17th Century. The Covenanters objected to the belief that the Monarch had the 'Divine Right' to rule and fought for other civil rights and liberties through Parliament. The Covenanter movement played a pivotal role of not only Edinburgh and Scotland, but their principals later became embodied in the Constitution of the United Kingdom and the United States of America. As such, the monument not only represents a key part of the city's UNESCO World Heritage Site, but has a far reaching cultural and historic significance.</p> <p>The Grassmarket has become a key tourist destination with very high footfall, as well as a hotspot for street performers. The monument was lowered in 2008 as part of the redevelopment of Grassmarket and has consequently become more of a public gathering point. Engagement with the Grassmarket Residents Association, and Covenanters Memorial Association has continually raised concerns about the monument consequently being misused as a seat by visitors to the area or a podium for street performers and tour guides to address their audiences. This can be distressing to faith groups who visit the memorial and has caused damages detailed in the condition report. This includes pen graffiti, weathering and movement of the cast bronze sections, torch damage from performers, and damage to the carved inscriptions in the flagstones. While interpretation was provided in 2008 in the form of plaques and carved inscriptions denoting the monuments status as a memorial, these are not visible enough to educate visitors to the site and to encourage more respectful conduct around the monument. At times, City of Edinburgh Council has had to deploy traffic barriers around the memorial to protect it as a temporary solution, which does not inkeep with the historic</p>

surroundings of the Grassmarket and has on occasion damaged the monument further by the barriers falling over.

The Place Based Investment Fund would ensure the entirety of the works could be carried out to ensure the memorial is both repaired and discernible and can continue to educate passers by on the historic importance of the site. The project would also improve its visibility so that more people can access and appreciate the heritage and its interpretation. By properly restoring and conserving the monument and providing greater interpretation, it is anticipated that the recurring issues around the public's interaction with the monument will be greatly improved.

As aforementioned, a condition report was undertaken by City of Edinburgh Council and the following actions were recommended for repair and future protection of the monument.

- Clean memorial and surrounding area from organic material and grease.*
- Remove graffiti.*
- Repoint the open joints to the base of the memorial.*
- Clean, treat and re-patinate the historic bronze ring and plaque. Reset the bronze ring to an even level.*
- Reinforce the message of the memorial by making the carved lettering in the paving more visible.*
- Clean the historic interpretation plaque.*
- Use the completion of the project to raise awareness through the press.*

Timescales

If successful, the project can commence immediately on receipt of the PBIP funds and should take no longer than three months to complete.

Delivery model

The project will be jointly overseen by Silke Schneider (Edinburgh World Heritage Conservation Officer); conservation architect John Lawson; CEC City Archaeologist and Daniel Lodge CEC Built Heritage Officer. The work to the bronze structure will be undertaken by an ICON registered conservator with experience conserving bronze and stone, Graciela Ainsworth Sculpture Conservation. An itemised breakdown of costings is available on request in addition to the external Condition Report.

Supporting documents (available upon request)

- Condition report*

Notes from Council officers

N/A

9) Drylaw Shopping Centre public realm improvements

Project title
Drylaw Shopping Centre public realm improvements
Project summary
Improving the public realm round Drylaw Shopping Centre.
Project location
Drylaw Shopping Centre, 645–683 Ferry Road, Edinburgh
Ward(s)
5. Inverleith
Project lead
City of Edinburgh Council
Project cost
£184,912
PBIP ask
£168,102
Project description
<p><i>Description</i></p> <p>The project aims to deliver a package of improvements to the adopted public realm around Drylaw Shopping Centre, a well-used shopping centre in Drylaw, Edinburgh. These would include building-out pavements; repairing existing infrastructure; adding street furniture, planters, etc; adding cycle stands; consolidating parking; and improving crossing points.</p> <p><i>Benefits</i></p> <p>The works would improve the environment and experience for pedestrians and cyclists (including improving safety); facilitate better movement; and enhance the appearance of the area.</p> <p><i>Timescales</i></p> <p>If the project is allocated funding by Committee, it is proposed that the Commercial Development & Investment (CDI) team would commission detailed design work using the Council's Professional Services Framework during 2024/25, including additional stakeholder engagement and TROs. Upon confirmation of funding at the outset of 2025/26, the service would procure a principal contractor, with a view to works being carried out in summer-autumn 2025.</p> <p><i>Delivery model</i></p> <p>Traditional contract, managed by the CDI team, with support from the Professional Services Framework.</p>
Supporting documents (available upon request)
– Drylaw Shopping Centre design report
Notes from Council officers
N/A

10) Echline Spinal Path Upgrade

Project title
Echline Spinal Path Upgrade
Project summary
Improvements to a path serving the Echline Estate in South Queensferry.
Project location
Echline Estate, South Queensferry
Ward(s)
1. Almond
Project lead
Queensferry & District Community Council
Project cost
£142,150
PBIP ask
£142,150
Project description
<p><i>The Echline spinal path which serves the Echline Estate in Queensferry is an important pedestrian link which travels from its junction with Echline Avenue past Echline Primary School eastwards past Echline Rigg and Lang Rigg crosses over Echline Avenue to the east and rear of Echline Grove onwards to Bo'ness Road to transit to Queensferry High Street, where residents can shop, visit the library, attend the Health Centre, Dentist et al. It is a very important link for primary school children attending Echline Primary from Echline and the older part of North West Queensferry around the Hopetoun cross roads.</i></p> <p><i>The footpath, highlighted in yellow on the above plan, has never been adopted by the City of Edinburgh Council. Information obtained from the City of Edinburgh Council Estates Team has confirmed that this land is currently owned by Bovis Homes Scotland with a deed of conditions in place to say the public spaces fall under the responsibility of residents of the Echline estate. However, given the number of properties involved and the absence of any factor for the management of the land, the well-used path has sat in a state of considerable disrepair for many years. We would appreciate assistance from council officers in facilitating and securing any required permissions from the landowners for the works proposed in this application for funding.</i></p> <p><i>The path was recently identified as being of significant importance in the Queensferry active travel study with the expectation that pedestrian transit will increase with the LDP1 Builyeon Road housing development for 900 plus homes in addition to the Queensferry Heights development for a further 120 new homes.</i></p> <p><i>The path whilst lit is in poor condition, is uneven and rutted, with tree roots breaking through the existing tar surface. Pedestrians are at risk and reluctant to use it to walk to the school and onwards to the centre of the town of Queensferry.</i></p> <p><i>The proposal is to have the 1.5m wide path resurfaced to an adoptable standard. QDCC would propose appointing a CEC appointed Project Management company Ironside Farrar who are presently supporting CEC with the Queensferry High Street Improvement Works to develop designs, tender package and manage the onsite delivery of the project to upgrade the path.</i></p> <p><i>The benefit would be the provision of a safe and usable, off road town connection for the expanding community of Queensferry which is predicted will grow by forty per cent.</i></p>

We understand the need to contractually commit funding by 31 March 2026 and have drafted the programme below which covers an approximate 9 month timeline which would sit comfortably within the required time periods. It can be discussed in more detail if required.

- *Site review/ survey and draft proposals 4 weeks*
- *Detailed package, costing and CEC liaison 6 weeks*
- *Tender package production & issue 6 weeks*
- *Tender period 3 weeks*
- *Site works 8 weeks*
- *CEC Adoption liaison 6 weeks*

Delivery is proposed through a competitive tender process managed on behalf of QDCC by Ironside Farrar using reputable contractors with known success in path works delivery.

Supporting documents (available upon request)

- Location plan
- Scope of works – budget costs

Notes from Council officers

The proposal to improve Echline Spinal Path links well with the Council's Queensferry Connections project which is improving east-west active travel links across the south of the town and north-south links towards the town centre. The Council hopes to deliver a new signalised crossing on Bo'ness Road as part of that scheme which lies at the northern end of the Echline Spinal path. Improving the Echline paths would help link the new development to the south to the town centre as well as improving connections for existing residents and the current Echline Primary School with the new Builyeon Road Primary School, it is proposed that these schools will work closely together they may share facilities and work in close partnership. Improvements to the path will help to deliver action TR-SAHSG32-11 from the Local Development Action Plan. Bringing these paths up to an adoptable standard and having the Council adopt them for maintenance would then mean future maintenance responsibilities are clearer and the paths can be kept in better condition going forward.

11) Gracemount Mansion Community Hub

Project title
Gracemount Mansion Community Hub
Project summary
Renovation of the outdoor Multi Use Games Area at Gracemount Mansion Community Hub.
Project location
47 Gracemount House Drive, Edinburgh
Ward(s)
16. Liberton / Gilmerton
Project lead
Gracemount Mansion Development Trust
Project cost
£4,000,000
PBIP ask
£86,000
Project description
<i>Project description and benefits</i> <i>Gracemount Mansion Development Trust's aim is to secure community ownership of Gracemount House, a three story B listed building on the Buildings at Risk register, known locally as The Mansion, and approximately 3 acres of surrounding land, including mature and rare trees, and a multi-use sports area, by Summer 2024.</i> <i>We plan to renovate, develop and open parts of The Mansion and grounds on a meantime basis by summer 2025, with the help of some capital funding awarded from Scottish Land Fund (info embargoed to 10 April) and an application to the Community Ownership Fund for redevelopment work to the Mansion, with a view to fully reopening the Mansion and grounds, by 2029.</i> <i>If successful with our funding application to the Place Based Investment Programme, we would look to improve the outdoor spaces at the Gracemount Mansion site, as follows:</i> <ul style="list-style-type: none">- <i>Renovate the outdoor Multi Use Games Area (MUGA) pitch</i>- <i>Provide some seated areas around the MUGA for supporters and viewers, particularly thinking about those who are less mobile or who have disabilities that require some respite</i>- <i>Install flood lighting to the pitch area for use in the dusk and sunrise</i>- <i>Install a gated entry and additional security e.g. CCTV (to deter vandalism and fire starting)</i> <i>Additionally, to provide essential amenities for users onsite, we would use part of the funding applied for to provide some essential facilities, toilet and kitchen area, within Gracemount Mansion, to allow users of the MUGA the much needed amenities when being onsite.</i> <i>Gracemount Mansion is located in a high area of deprivation, according to SIMD – data zone SO1008557 1166 including the Mansion hub site: 17% most deprived, with Gracemount being classed as food desert (See our Business Plan p29 at https://www.edinburgh.gov.uk/downloads/download/15551/gracemountmansion). The wider area of benefit for GMDT is Liberton/Gilmerton Ward, which has areas of deprivation in the 10% most deprived in Scotland. Liberton/Gilmerton has the highest incidence of numbers of people in poverty in any council ward in the city (p31).</i> <i>Specifically relating to the loss of external sporting facilities, many years ago, Edinburgh Leisure closed the substantial pitch area located at Gracemount Leisure Centre, situated close to the Mansion. Not only was this a loss to the local sporting and recreational community</i>

but the local primary schools, Gracemount Primary and St Katherine's lost a significant outdoor space.

The PBIP funds would allow Gracemount Mansion Community Hub project to offer the community and beyond with sporting and recreational facilities. This would provide much needed opportunities for people of all ages to take part in physical activity in a safe welcoming environment, enabling participants to meet new people, supporting people to have a sense of belonging, increase their mental health and wellbeing, and the opportunity to get further involved in the wider Community Hub for instance by joining as GMDT members and/or volunteering onsite.

It will increase the use of this unique local venue by many different groups, which is much loved by local residents over generations, and reduce incidents of crime and anti-social behaviour on site. (see Our Gracemount Report, Have Your Say Report (<https://www.edinburgh.gov.uk/downloads/file/33886/appendix-6-ourgracemount-report-2021>; and <https://www.edinburgh.gov.uk/downloads/file/33894/appendix-7-gmdthave-your-say-report-2023>).

This project will complement the wider partial opening of the Mansion building that is planned on a meanwhile basis for 2025 and 2026.

In addition, this project supports the Place Based Investment Programme and the ambitions for local regeneration held by local residents and community organisations of Gracemount and surrounding communities in Liberton/Gilmerton, contributing to the development of the 20-minute neighbourhood, community wealth building and development of the local economy, Edinburgh net zero outcomes and the community ownership process of asset transfer for the site, recently supported by City of Edinburgh Council in January 2024.

The outdoor sporting and recreational facilities that will be on offer, will be accessible, available and welcoming for all groups and will help tackle inequality and disadvantage. We will offer a range of outdoor activities and accessible facilities on people's doorstep, including people with disabilities, older people, children and young people, people from Black and Ethnic minority communities and other protected characteristics.

The reopening of the MUGA and supporting facilities will complement other programmes GMDT have been and will be delivering over the next 2-3 years and beyond, including outdoor community events, heritage programmes, engagement with children, young people and families, and outdoor health and wellbeing / nature-based activities that we and our partners will be delivering. In addition to GMDT running a programme of events for the community, our active partner organisations on site include Trees and Seas Outdoor Adventures, Scran Academy, and Transition Edinburgh South, all of whom will benefit from having access to these facilities.

Timescales

GMDT are able to deliver the upgrading of the MUGA, toilet facilities and kitchen area within the 6 month timescale between March 2026 and September 2026. This is due to the main MUGA work being partly exclusive to other renovation work but also with funding for the toilet and kitchen facility – the installation and opening would be coordinated with the other redevelopment being undertaken during 2026.

- MUGA ground works
- March – July 2026
 - Works go out to tender and due diligence undertaken (potentially pre-March 2026 or during March 2026)

- *working with Sports Scotland and trusted contacts, initial site preparation would begin with Heras fencing and security containers put on site*
- *removal of existing materials and safe removal of waste offsite*
- *installation of new surface, including the lines for various sports e.g. football and basketball*
- *Further essential work to MUGA*
- *July 2026*
 - *installation of basketball hoops*
 - *Fitting of security gates*
- *Installation of sanitary and kitchen area*
- *March – July 2026*
 - *Installation of essential services – toilet and kitchen area*
- *Additional Security*
- *July 2026 – September 2026*
 - *Installation of flood flights and CCTV*
 - *Connection with mansion electricity supplies (with the aim of this being partly or mainly generated from renewables by this time, to meet net zero targets)*
- *Other works*
- *July 2026 – September 2026*
 - *Installation of seating and respite areas*
 - *Outdoor lockable and vandal proof facility for storage of sporting equipment*

Delivery model

GMDT is working with a dedicated team of contractors, led by Michael Collins Architects, including Quantity Surveyor, Engineers, Landscape Architect, and a Business Development Consultant. GMDT trustees have a range of relevant skills including financial management, accountancy, quantity surveying, education, legal, outdoor greenspace learning, local place planning and we are in the process of recruiting for another two Trustees who have skills sets and experience in commercial business planning, HR or fundraising. We have one paid staff member leading our programme and event development and communications, and will shortly be appointing a Project Manager for site development. GMDT has over 80 members and 10 volunteers.

We also have strong partnerships with 3 different CEC departments, local schools and a range of statutory and voluntary / independent sector organisations. We have and continue to contribute to community and place planning via Neighbourhood networks and forums e.g. run by CEC and Edinburgh Voluntary Organisations Council.

Supporting documents (available upon request)

- N/A

Notes from Council officers

N/A

12) Greening Northfield & Willowbrae - Street Tree Replacement Programme

Project title
Greening Northfield & Willowbrae - Street Tree Replacement Programme
Project summary
Planting of trees on green spaces in the Northfield & Willowbrae Community Council area.
Project location
Northfield, Mountcastle, Piershill, Lady Nairne / Meadowfield, Willowbrae, Southfield, & Duddingston, Edinburgh
Ward(s)
14. Craigentiny / Duddingston / 17. Portobello / Craigmillar
Project lead
Northfield & Willowbrae Community Council / Edinburgh & Lothians Greenspace trust
Project cost
£221,765
PBIP ask
£221,765
Project description
<p><i>Project description</i></p> <p>Potential street tree planting relates to existing green spaces and soft verges where trees missing and NOT new, costly street trees inserted into pavement surfaces where the location of utilities and services could be an issue.</p> <p>A survey of possible locations for new street trees across the community council area was undertaken in January & February 2024. (Table prepared and available, but related detailed Location Maps still in preparation). Many of the streets within the community council area were designed and planted with street trees, but over the years many have been removed and not replaced. Northfield was the first area of local authority housing, began in 1921.</p> <p><u>Benefits</u></p> <p>This project would contribute to Edinburgh’s ‘1 Million Tree City’ initiative – i.e.; CEC estimate c700 000 trees in City, but need 250,000 more trees planted across the City by 2030 as part of contribution to City’s Net Zero target - helps absorbing CO2 and water, replacing aging street trees and providing shade. It also supports the CEC Biodiversity & Greenspace strategies.</p> <p>Of the seven neighbourhoods within the Community Council area, 3 are areas of significant Scottish Index of Multiple Deprivation (SIMD) i.e.; Piershill, Northfield & Lady Nairne. This new project would build on the previous PBIP funded scheme in Northfield Drive that has produced significant parking and open space improvements within the residential blocks and involved street tree planting.</p> <p>Street trees issues have been raised at several of the N&WCC 2023 ‘coffee mornings’. In some instances, residents would need a letter / site meeting about proposed trees in verges near their house to allay any potential issues about obstruction of views or maintenance. This can be undertaken by N&WCC (Chris A) & E&LGT officer (see below).</p> <p><u>Delivery model</u></p> <p>The potential locations of all trees would be agreed with CEC Parks & Greenspace (& Housing Services - if necessary, and several Factors). All locations will need to be checked for Services (hence some may be discounted). Edinburgh & Lothians Greenspace Trust have offered to undertake this aspect. If utilities locations rule out any verges or areas, then there is scope to</p>

re-allocate those standard trees to Meadowfield Park (as requested by survey of c500 residents & children in Autumn 2023).

The contract to undertake the tree planting would be overseen by Edinburgh & Lothians Greenspace Trust (E&LGT: <http://www.elgt.org.uk/> i.e.; a non-profit making charity), who have procured such projects across the city before with CEC and other community bodies and have a track record of supporting community greenspace aspirations. Recent examples of street trees planted by E&LGT at Sleigh Drive in Craigentiny and CEC at Paisley Avenue, Willowbrae.

E&LGT in-house landscape architect would assess the numerous sites, specify the appropriate tree for the location, prepare the overall contract specification and Bill of Quantities, release the Tender to suitable landscape contractors and assess returns, agree with CEC Parks & Greenspace & N&WCC before they award any contract and oversee implementation & monitoring, to the satisfaction of CEC Parks & Greenspace Team.

Costs

At approx c£475 per tree X 415 trees = £197,125. (i.e.; supply and plant trees, including stakes, guards, and irrigation tubes where necessary. Maintenance (watering, clearing weeds/litter, repairs to guards/stakes) in first two years. Liability for contractor to replace failed trees in first two years.

+ E&LGT Fee at 12.5 % at £24,640 includes: Site visits / Utilities desktop study combined with on-site appraisal of where services actually run in verges & greenspace / Co-ordination with CEC on tree placement and species choice / Consultation with appropriate local stakeholders and residents / Planting design / Project management / Contingency.

= Total £221.765 bid to PBIP fund.

Timescale

Meeting with CEC Parks Manager and E&LGT Project Officer (13.3.24) indicate this project could be supported and delivered in 2025/26: i.e.; Utilities & Services checked on maps, then on site summer & autumn 2024 / specification & Bill of quantities in Winter 2024 / Tender issues & assessed in Spring 2025 / Contract award and tree ordering Summer 2025 / information campaign to residents over summer 2025 about PBIP funded project / Planting could then occur over Winter 2025 / Spring 2026.

Supporting documents (available upon request)

- Supporting table of possible tree locations
- Summary of Meadowfield Park adults & children's surveys in 2023)

Notes from Council officers

N/A

13) Greenway Adventure Playground

Project title
Greenway Adventure Playground
Project summary
Creation of an adventure playground on greenspace between Murrayburn Road and Hailesland Road.
Project location
Murrayburn and Hailesland, Edinburgh
Ward(s)
2. Pentland Hills
Project lead
Wester Hailes Growers
Project cost
£234,588
PBIP ask
£234,588
Project description
<p><i>A best practice adventure playground for the community of Dumbryden, Murrayburn & Hailesland (part of Wester Hailes) a 0-5% SIMD area. The playground has been specified in the public realm study recently delivered by Aitkins, and also in the Wester Hailes Local Place Plan.</i></p> <p><i>The adventure playground has been designed by award winning Adventure Playground Engineers (APE), and would be delivered through a combination of contractor build and community self-build by Wester Hailes Growing Communities a local CAO, with project management provided by APE.</i></p> <p><i>The playground would sit alongside the existing Greenway Neighbourhood Garden, which would provide accommodation for loose parts play resources and a base for outdoor play workers.</i></p>
Supporting documents (available upon request)
– Drawings and concept images
Notes from Council officers
N/A

14) Hunter Square Improvements

Project title
Hunter Square Improvements
Project summary
Improvements to the public realm of Hunter Square in Edinburgh city centre.
Project location
Hunter Square, Edinburgh
Ward(s)
11. City Centre
Project lead
City of Edinburgh Council
Project cost
£1,000,000
PBIP ask
£900,000
Project description
<i>Improvements to the public realm at Hunter Square and the areas where it adjoins to Blair Street, South Bridge and the High Street.</i>
<i>The scheme would remove the closed toilet block and remodel the layout of the area to make it more accessible, with the potential to be used as a small performance space or an area that local businesses could use for outside food provision.</i>
<i>Footway improvements will be made at the junction with Blair Street, and on South Bridge from Blair Street to the High Street (a longstanding pedestrian pinch-point).</i>
<i>Finally, the current temporary Hostile Vehicle Mitigation barrier at the bottom of the High Street would be removed and replaced with a permanent HVM system that is more in-keeping with the area.</i>
Supporting documents (available upon request)
– N/A
Notes from Council officers
N/A

15) Improve pedestrian safety and a sense of place - Morningside

Project title
Improve pedestrian safety and a sense of place - Morningside
Project summary
Changes to the public realm at Morningside Road.
Project location
Morningside Road, Edinburgh
Ward(s)
10. Morningside
Project lead
Morningside Community Council
Project cost
£115,000
PBIP ask
£115,000
Project description
<p><i>This bid seeks funding</i></p> <ul style="list-style-type: none">– <i>To tackle a long standing concern for pedestrian safety crossing Morningside Park to and from M&S, the local shops and services and the 'bus island'.</i>– <i>To start to make this high footfall place more liveable friendlier and greener for bus users, wheelers and pedestrians.</i> <p><i>An attached project sketch includes:</i></p> <ul style="list-style-type: none">– <i>Install raised tables and extended pavements at the entrance and exit junctions.</i>– <i>Reduce the traffic volume in the space by moving the tax rank to the side of Marks and Spencer and restrict the parking to 2 vehicles.</i>– <i>Plant small urban trees to start to make this public space friendlier, greener and safer. This is supported by community council street survey results (attached).</i> <p><i>Benefits: Safer road crossings, values bus travel, reinforces 20 minute neighbourhood, supports Accessible Commission, better sense of place, and support to local businesses.</i></p> <p><i>Council capital road project. 2 months after TRO consultation.</i></p>
Supporting documents (available upon request)
<ul style="list-style-type: none">– Background information document– Sketch plan
Notes from Council officers
This project appears to be at a relatively early stage in terms of design and statutory considerations. This may make it challenging for the project to be executed in the relevant timescales unless the project is able to be significantly developed throughout 2024/25.

16) Niddrie Mill Community Garden

Project title
Niddrie Mill Community Garden
Project summary
Creation of a new community garden in Niddrie Mill.
Project location
Niddrie Mill Grove, Edinburgh
Ward(s)
17. Portobello / Craigmillar
Project lead
Community Alliance Trust
Project cost
£189,240
PBIP ask
£42,940
Project description
<p><i>The development of derelict land, approximately 2,450m², to transform this unused ground into a green community asset, a Community Garden. The Community Alliance Trust (CAT) has the lease on this area of ground and planning permission to develop the site to meet this ambition.</i></p> <p><i>This project is integral to the wider CAT vision to tackle food poverty and food insecurity affecting large numbers of residents and tenants in the Greater Craigmillar area. The produce grown at Niddrie Mill Community Garden will double the amount of fruit and vegetables we can offer in the Green House Pantry members. which currently totals 154 and represents 700 people (both adults and children).</i></p> <p><i>The development of the site will also, in partnership with the Castlebrae Community High School incorporate training for young people (Close to being excluded from school) having issues settling at school and this alternative class room will give them space to reset their focus. In addition, we are looking to offer interpretive sessions/ therapies to local people experiencing anxiety and depression via partners in this field referred from the local medical centres.</i></p> <p><i>CAT has carried out engagement with the local community and the expectation will be to set up a community growing group to lead on matters affecting the garden as it evolves. We are planning to set aside areas to allow local people to use the gardens as a social space and plan to hold events promoting Niddrie Mill as a community space.</i></p> <p><i>The attached project outline notes the ambition, costs, timeframe of 3 years and themed benefits linked to Social, Economic, Health & Wellbeing outcomes.</i></p> <p><i>As this is a three year project, we would look to commence on 1st September 2025, the main funder at this time is the Community Lottery covering staffing elements as well as small revenue items. Regarding, we are looking for specific elements as noted in the project outline via the PBIP funding stream in year 2, to meet the development timeframe.</i></p> <p><i>Delivery model will be Integrated Project Delivery (IPD) to add value by maximising resources and community buy-in whilst reducing waste.</i></p>
Supporting documents (available upon request)
– Project outline
Notes from Council officers
N/A

17) Oxfangs & Firrhill Place Improvement Project

Project title
Oxfangs & Firrhill Place Improvement Project
Project summary
Improvements to walking routes / vehicle mitigation measures in Oxfangs.
Project location
Oxfangs Bank / Oxfangs Street / northern edge of Colinton Mains Park, Edinburgh
Ward(s)
8: Oxfangs & Firrhill
Project lead
City of Edinburgh Council
Project cost
£25,000
PBIP ask
£25,000
Project description
<p><i>The focus of this project is to make walking to/from schools easier and safer, whilst also dealing with some of the negative impact of car use in an area of high deprivation.</i></p> <p><i>There are 3 core elements:</i></p> <ul style="list-style-type: none"><i>– Install bollards and/or trees on a short section of Oxfangs Bank to prevent vehicles from driving on the verge.</i><i>– Take steps to convert the car park at the north end of Oxfangs Street into a seating area. This area is currently used as an informal vehicle repair area:</i><i>– Improve the paths at the northern edge of Colinton Mains Park to ensure they are usable in all weathers. Also consider lighting this route.</i>
Supporting documents (available upon request)
<ul style="list-style-type: none">– Various images
Notes from Council officers
This project appears to be at a relatively early stage in terms of design and statutory considerations. This may make it challenging for the project to be executed in the relevant timescales unless the project is able to be significantly developed throughout 2024/25.

18) Portobello Potteries 1906 Kiln restoration

Project title
Portobello Potteries 1906 Kiln restoration
Project summary
Repairs to the 1906 Portobello Potteries Kiln.
Project location
Pipe Street, Edinburgh
Ward(s)
17. Portobello / Craigmillar
Project lead
City of Edinburgh Council
Project cost
£750,000
PBIP ask
£250,000
Project description
<p><i>The project is focused on the restoration of the Scheduled Ancient Monument the 1906 Portobello Kiln. The 1906 Kiln along with its sister 1909 Kiln are the last two surviving Industrial Pottery Kilns in Scotland and form a major landmark within the Portobello Conservation Area. The kilns are accessible to the public forming part of the public realm for nearby residential development, and sitting adjacent to public road and footpaths.</i></p> <p><i>Scheduled Monument Consent (SMC) was granted by HES to safely take down the upper section of 1906 Kiln in 2019 following engineering reports which highlighted significant structural failure which could have caused significant health and safety implications and damage to monument if not addressed. The SMC also required that the upper section be rebuilt.</i></p> <p><i>The 1906 Kiln is currently surrounded by a protective hoarding which obscures it from public view. Due to this, the Kiln cannot currently be fully viewed or accessed. Restoration of the 1906 Kiln will allow both Kilns to be accessible to locals and visitors and enable the Council to meet its legal obligations as required by Scheduled Monument Consent issued by HES on behalf of Scottish Government.</i></p> <p><i>This project aims to rebuild the top section of the Kiln and thereby restore this historic kiln to its original design using material in keeping with the surviving historic fabric. Accordingly, the new scheme will both restore and significantly improve the character of this nationally significant monument but also Portobello's Conservation Area. The project looks involves repair and re-pointing of brick to external and internal elevations of barrel from ground to base of hovel and construction of new brickwork to hovel and neck. The project will also have strong community engagement element working with Portobello Heritage Trust to promote and celebrate the site's heritage and also provide opportunities for skills development.</i></p> <p><i>The works would be procured and managed by Council officers with support from a conservation-accredited architect.</i></p>
Supporting documents (available upon request)
– N/A
Notes from Council officers
N/A

19) Raeburn Place Widening the Footway

Project title
Raeburn Place Widening the Footway
Project summary
Widening the footway at Raeburn Place.
Project location
Raeburn Place, Edinburgh
Ward(s)
5. Inverleith
Project lead
Stockbridge and Inverleith Community Council
Project cost
£80,000
PBIP ask
£80,000
Project description
<p><i>Description</i></p> <p><i>The purpose of this proposal is to improve access for all pedestrians particularly those with impaired mobility, on the south side of Raeburn Place, Stockbridge, by widening the footway from the junction at Dean Street to the westbound bus stand on the south side of the street. This will make Raeburn Place a more attractive and safer place for shopping and leisure. This is a good opportunity to take advantage of the implementation of the new laws preventing pavement parking.</i></p> <p><i>Improving Stockbridge shopping and community space fits well with the Government policy accelerate our ambitions for place, 20-minute neighbourhoods, town centre action, community-led regeneration and community wealth building. It also aligns with Council policy to enhance town centres by improving conditions for walking and wheeling as well as placemaking as per the Future Streets Framework.</i></p> <p><i>The problem</i></p> <p><i>Many residents and local shoppers have restricted access to the footways of Raeburn Place due to the narrow footway of 1.3 meters and the steel bollards that are in place to prevent pavement parking.</i></p> <p><i>Raeburn Place is a very busy street with high traffic levels. It is a main bus route into Edinburgh with several bus stops going east and west. The shops, restaurants, and coffee bars attract many visitors in addition to the high volume of resident flow between Comely Bank and Stockbridge east end.</i></p> <p><i>By removing the steel bollards and widening the pavement by 2.3 meters, the pavement access and pedestrian flow will be greatly improved.</i></p> <p><i>Benefits</i></p> <ul style="list-style-type: none">- <i>Reduce pedestrian congestion enabling people to stop and talk together without blocking the pavement and shop entrances/windows.</i>- <i>Wider pavements will enable pedestrians moving at different speeds including those with children in pushchairs to use the pavement space without frustration and more safely, improving pedestrian flow.</i>- <i>Enable those with mobility issues (including users of wheelchairs and walkers) to use the pavement more easily and safely.</i>

- *Improve pedestrian safety by taking away the need for them to step around parked cars and into the road when the pavement is blocked. Six visitor parking bays will be removed to extend the footway.*
- *Prevent those queuing for a bus from obstructing the pavement (no loss of car parking spaces for this section of widening).*
- *Encourages active travel, prioritizing walking and wheeling, with associated environmental and health benefits.*
- *Improving and promoting pedestrian movement has a positive impact on the pedestrian experience making shopping and accessing services a more enjoyable experience. There is a great deal of evidence that improving pedestrian access to commercial streets improves business.*

This application should be seen as the first phase in improving walkability on Raeburn Place on both the north and south sides of the street. This first phase will demonstrate the benefits of widening the footway, removing steel bollards, and reducing the number of cars parked in the street.

Improving Stockbridge shopping and community space fits well with the Government policy “accelerate our ambitions for place, 20-minute neighbourhoods, town centre action, community-led regeneration and community wealth building”

Timescales

- *To start in January 2025*
- *Complete by December 2025*

Delivery methods

Community street audit. A community-led in-depth study of all footways of Raeburn Place to recommend further action. The community street audit will happen in parallel with the construction works to widen the footway as indicating by the green line of Raeburn Place map attached.

Supporting documents (available upon request)

- Map
- Photographs

Notes from Council officers

This project appears to be at a relatively early stage in terms of design and statutory considerations. This may make it challenging for the project to be executed in the relevant timescales unless the project is able to be developed throughout 2024/25. It is noted that the project proposes to commence in January 2025 but the PBIP would not be able to support any project spend prior to April 2025 leaving it unclear how these works would be funded.

20) Regeneration at Holyrood Park Road

Project title
Regeneration at Holyrood Park Road
Project summary
Active travel and greening measures on Holyrood Park Road.
Project location
Holyrood Park Road, Edinburgh
Ward(s)
15. Southside / Newington
Project lead
City of Edinburgh Council
Project cost
N/A
PBIP ask
N/A
Project description
<p><i>Holyrood Park Road is a stretch of redundant dual carriageway between the Royal Commonwealth pool and the former Scottish Widows building in Southside-Newington ward.</i></p> <p><i>In the 1960-70s it was envisaged that this carriageway could form part of an inner urban ring-road around central Edinburgh. These plans were finally abandoned in 1980, but this stretch of four-lane carriageway remains in place.</i></p> <p><i>In 2016 Edinburgh Council drew up designs for Quiet Route 30 from Holyrood Park to Ratcliffe Terrace and including Holyrood Park Road. QR30 has since been divided into two phases. Funding for the first phase from Ratcliffe Terrace has been secured and is soon to be implemented but the second phase, including Holyrood Park Road, has been postponed.</i></p> <p><i>There is significant potential through the Council's Place Based Investment Programme to transform Holyrood Park Road by reducing the number of vehicle lanes from four to two, introducing green space linking with Holyrood Park, including tree planting, and completing the QR30 cycle route. This would transform the present dual carriageway into a community green space and active travel corridor.</i></p> <p><i>Artist impressions attached to this proposal, give an indication of what the space could look like - removing two lanes of tarmac surface from the north side of Holyrood Park Road and replacing with greenspace, introducing a pedestrian, wheeling and cycling travel corridor whilst retaining a two-lane carriageway for access to the Commonwealth Pool. The final layout of the scheme being open to further consideration by the council.</i></p> <p><i>With the demolition of the existing two storey car park within the former Scottish Widows building, set to be redeveloped into small office spaces and a new residential development, there is no further need for a four-lane carriageway.</i></p> <p><i>Preston Street primary school opposite Holyrood Park Road has a poor quality playground space and a new greenspace could also be used by the school as an overflow playground outdoor learning space.</i></p> <p><i>Historic Environment Scotland are currently closing Holyrood Park at weekends and have recently consulted on permanently closing Holyrood Park to vehicles. This would further reduce the weight of traffic on Holyrood Park Road.</i></p> <p><i>Local residents have canvassed opinion of people passing along Holyrood Park Road and residents of nearby East Parkside and Pollock Halls and have found overwhelming support for the transformation of the road, prioritising a community green space and an active travel</i></p>

corridor. Survey respondents indicated high levels of support for additional green space and trees, segregated bicycle lanes and communal spaces such as benches and tables, with many respondents also calling for additional traffic calming measures. This broad support is seen from all users of the road; local residents, users of the Commonwealth Pool and Holyrood Park, and from those accessing the road by foot, bicycle, car or bus (see Tables 1 and 2 attached below).

Members of the Southside Community Council are also in favour of a council-led public consultation on transforming the road.

Therefore, given the above, it would be welcome if the council can consider this proposal for funding under the Place Based Investment Programme 2025/6.

Supporting documents (available upon request)

- Survey results
- Sketch drawing

Notes from Council officers

This project appears to be at a relatively early stage in terms of design and statutory considerations. No cost has been provided for this project.

21) Repairs to the New Calton Burial Ground watchtower

Project title
Repairs to the New Calton Burial Ground watchtower
Project summary
Repairs to the historic watchtower in New Calton Burial Ground.
Project location
New Calton Burial Ground, Edinburgh
Ward(s)
11. City Centre
Project lead
City of Edinburgh Council
Project cost
£210,000
PBIP ask
£157,500
Project description
<p><i>The listed New Calton Hill Watch Tower and adjoining burial ground were opened in 1820. The Watch Tower is a 3-storey circular, battlemented watch tower which is currently in poor condition with limited maintenance. The property is owned by City of Edinburgh Council and is currently unoccupied. Located within the UNESCO World Heritage site, the New Calton Hill Burial Ground straddles parts of both the New Town and Old Town Conservation Areas, and both the Burial Ground and the watchtower are category B-listed.</i></p> <p><i>This project looks to complete full repairs of the external building fabric to make the tower wind- and watertight for the long-term. This would include repairs to the roof, chimneys, walls, ceilings, external stairs and doors/ window openings. This decision was determined as the most appropriate by officers and Edinburgh World Heritage with further stakeholder engagement planned when the project commences.</i></p> <p><i>This level of intervention has several advantages. The improved detailing of upper floor external openings would preserve the property's fabric and significance, enhance its appearance, reduce health and safety risk, and allow public engagement and access via occasional use. These improvements would also ensure the World Heritage status of the site, and key views across the city, are retained. It is important action is taken to repair the tower as there are sections currently crumbling onto the nearby public footpath.</i></p> <p><i>The project would be carried out in 2025/26. The project would be carried out by the existing working group consisting of Council officers and other stakeholders.</i></p>
Supporting documents (available upon request)
– N/A
Notes from Council officers
N/A

22) Restoring Inverleith pond ecosystem using floating islands

Project title
Restoring Inverleith pond ecosystem using floating islands
Project summary
Creating floating islands / rafts on Inverleith Park Pond.
Project location
Inverleith Park, Edinburgh
Ward(s)
5. Inverleith
Project lead
Friends of Inverleith Park
Project cost
£150,000
PBIP ask
£150,000
Project description
<p><i>Inverleith Park is a green oasis in the heart of Edinburgh - it is a communal park offering respite and recreation to a diverse range of visitors that are local and also from other parts of Edinburgh as well as tourists. Central to the park's charm is Inverleith pond which needs to have its ecosystem restored to prevent excessive algae growth which impedes biodiversity and is the cause of many complaints from park users that the unpleasant green sludge (which covers most of the pond all summer and at other times of the year) spoils the beauty of the area. The green sludge consists of filamentous algae and duckweed floating on more than half of the pond's surface (see photos in attachment). This sludge prevents biodiversity, is unpleasant to look at, and prevents the use of the pond by the historic Inverleith Model Boat Club formed in 1920.</i></p> <p><i>The Friends of Inverleith Park seek funding through the Place Based Investment Programme (PBIP) to regenerate the pond for the community - to transform it into a vibrant and ecologically sound feature of the park - a place of beauty which will give a sense of wellbeing to all who visit it.</i></p> <p><i>Project description: The project will construct floating islands or rafts which will cover approx. 1/3 of the pond surface and will be anchored to the bottom of the pond. They will have no soil but will be planted up with a carefully selected mix of aquatic plants. These raft islands are a form of green engineering that provides an ecological solution to the problem of algal overgrowth. The islands of vegetation will look beautiful but are not just ornamental as the plants absorb excess nutrients from the pond, create new habitat - especially for nesting birds - and help regulate the light and water temperature. This will greatly reduce algae and duckweed growth and thereby enhance biodiversity within the pond's ecosystem.</i></p> <p><i>This approach is grounded in Edinburgh's 2050 City Vision, aligning with the 2030 Climate Strategy – Net Zero Edinburgh.</i></p> <p><u>Benefits of the project</u></p> <ul style="list-style-type: none">- <i>Reduction of algal growth because :</i><ul style="list-style-type: none">○ <i>The rafts have no soil and the plants on them put down dense mats of roots into the pond water from where they obtain all their nutrients. This removes nutrients from the pond water which are not then available as nutrients for the algal growth.</i>○ <i>The dense mats of plant root which are formed also shade the water which reduces the light available for algal growth, and reduces the water temperature which is also a driver of algal growth.</i>

- *Biodiversity increase and an improved ecosystem: The aquatic plants would give a further large biodiversity boost to the park. The islands would provide more nesting sites for birds - just like the present wetland planting has done at the west end of the pond area where biodiversity and bird life has been greatly increased.*
- *Improving water quality in the pond and the Water of Leith: Improving the water quality of the pond would also benefit the Water of Leith in North Edinburgh as the pond water flows into it.*
- *Carbon capture: The aquatic plants will also capture and store carbon.*
- *Improving the beauty of the natural environment: The islands of plants will enhance the appearance of the pond making it a beautiful relaxing area to be enjoyed by the whole park community and will help to improve and nurture the mental health of anyone who visits it.*
- *Educational benefits: the pond could be used by schools and other groups to demonstrate sustainable environmental practices, wildlife conservation and the significance of urban green spaces.*
- *Social benefits such as the revival of the Inverleith Model Boat Club: The project will help the revival of the historic Inverleith Model Boat Club as the removal of the clogging algae will allow the model boats to be launched again.*

Delivery method

The Friends of Inverleith Park together with the Park Manager have already taken advice about the algae problem over the last few years and this green engineering solution represents the most cost-effective and sustainable approach to regenerating the pond thus ensuring its long-term health and use. The attached document by Nick Bengé of Water Gems describes the floating island green engineering solution as well as other solutions already tried but which proved to be costly and unsustainable. His document outlining the algae problem and solution with his quote is attached.

This is a project that requires much expertise and Nick Bengé is a local environmental specialist who has given the park sound advice with successful outcomes over many years. The floating island project would be constructed by Nick Bengé and his team. He is a local contractor who is very experienced and very knowledgeable about biodiversity, ecosystems and environmental problems and he was responsible for designing and constructing the much admired wetland at the west end of the pond which has been so successful.

The Friends of Inverleith Park will organise meetings to explain to the park community and local people what is proposed and to get their views. The park is very important to local people and affects their sense of wellbeing and we know they will take a keen interest and be very supportive. The pond project will foster the community's sense of ownership and care of the park and encourage an interest in the natural world. It will demonstrate how environmental problems can be solved whilst enhancing the natural environment.

The Friends already run very popular, free pond dipping sessions for local children and parents - and the adults who attend will be most interested to hear about the importance of biodiversity and about this green engineering solution to the pond's problems which will improve the pond's ecology and its biodiversity. It would also be possible to use the enhanced pond area to promote an interest in pond ecology with a wider audience such as local school children and members of the public.

Cost of project

- *Detailed design and consultancy £9,000*
- *Materials and construction of rafts £46,000*
- *Planting and plants £67,000*
- *Community engagement £3,000*

- Total £125,000 + VAT £25,000

Other rejected solutions

We have evaluated other possible solutions including deepening the pond and employing algicides and bacterial cultures for silt breakdown. Specifically, deepening the pond would require the problematic removal of a significant amount of material and would be very expensive and temporary - it does not address the root cause of nutrient influx. It would be likely to lead to a rapid regrowth of algae and duckweed within a few years. Similarly, treatments with bacterial cultures and other agents only provide a temporary reduction in nutrient levels but require ongoing yearly application and maintenance, with annual costs estimated around £15,000 plus VAT. This was considered and tried for a couple of years but ultimately not pursued due to its temporary nature and high recurring costs. The floating island solution has been tried and tested elsewhere in the UK and in the USA and Australia and there is data showing it can be very effective in improving the environment with a more sustainable and cost-effective long-term solution.

Timescale

The basic project will be delivered over a period of 4 months and can start as soon as the funding is available. After explanation and consultation with the public, the floating islands will be constructed elsewhere and then brought to the pond and planted with carefully chosen aquatic plants. Later as the plants grow and wildlife is enhanced, the local park users will be able to watch and monitor the biodiversity changes in the area and enjoy the new ambience.

Month 1-3: Detailed design and community consultation phase followed by construction and planting of floating islands. Month 4 onwards: monitoring and maintenance of the plant life and the ecosystem development.

Once the plants are established; monitoring, community engagement activities and educational activities may be implemented by interested local residents and park users and the Inverleith Model Boat Club.

By the end of the project, we will have delivered:

A beautiful pond with more bird, insect and aquatic life - a place that people will be drawn to and where they will enjoy watching an enhanced variety of wild life - a place where they will have a sense of wellbeing and happiness. And on Sundays in the summer they will be able to enjoy the display of model boats that have been part of the pond activities provided by the Inverleith Model Boat Club for more than a 100 years and which is an integral part of Inverleith Park and the local community.

Supporting documents (available upon request)

- Inverleith Park Pond options paper

Notes from Council officers

N/A

23) Saughtonhall Community Association – Recreation Hall Accessibility and Refurbishment

Project title
Saughtonhall Community Association – Recreation Hall Accessibility and Refurbishment
Project summary
Improvements to the Saughtonhall Community Association Recreation Hall.
Project location
22A Saughtonhall Avenue, Edinburgh
Ward(s)
6. Corstorphine / Murrayfield
Project lead
Saughtonhall Community Association
Project cost
£150,000
PBIP ask
£100,000
Project description
<p><i>Established in 1929, the Saughtonhall Community Association (SCA) is fortunate to have a hall with extensive grounds to use in a wide variety of ways for the benefit of the local community. The hall hosts regular classes and groups with participation from toddlers to pensioners, using the facilities inside and the field outside, and we have an array of social events including parties, carol singing, family barbecues, a Burns’ Supper, as well as the annual barbeque and Summer Fete.</i></p> <p><i>The SCA Hall hosts a wide range of regular clubs and societies and can also be hired for private parties and events. It has a kitchen, toilets, and an outside terrace overlooking the recreation ground. Within the grounds there is a community orchard, providing a range of apples, pears and soft fruit. There are also recently planted willow arches and the grounds are a popular location for local nurseries, after school clubs and outdoor play-based activities. We are very unusual in Edinburgh in that we are locally run and receive no funding from the City of Edinburgh Council. We are a registered charity who rely upon membership fees, hall rentals, our own fundraising alongside any grants for which we successfully apply, to fund the day-to-day running of the hall and invest as much as we can in our facilities and events.</i></p> <p><i>The Association is a registered charity which is run by a committee of trustees. The committee is undertaking a complete review of the association, the hall and grounds which will modernize the association and facilities, so it is suitable for many more decades of community enjoyment.</i></p> <p><i>As part of the governance review and modernization, the committee plans to transform the status of the association into a “Scottish Charitable Incorporated Organisation (SCIO). This process is underway and a Special General Meeting will be held in 2024 to vote on adopting the new legal form.</i></p> <p><i>“The Rec” hall has served the community tremendously well for decades, but it now needs to be upgraded and modernised. As a hub for community activity, the hall desperately needs a disabled friendly entrance porch to the front of the property rather than accessing the hall through the kitchen area or a ramp at the rear. Disabled accessed toilets, a modernized and expanded kitchen, revamped use of the cloakroom/kitchen area, new windows, modern insulation and a new heating system and are also much needed.</i></p> <p><i>The committee engaged architects just before the covid pandemic however all plans were put on hold during lockdown. SCA has some funds available however the scope of this project is</i></p>

much greater than our resources. Funding from the PBIB would enable a significant upgrade to this ensure a secure future for this well used community facility.

Benefits

The community benefit would be:

- *Full and easy access to the hall and all facilities for all able bodied and disabled visitors.*
- *Upgraded accessible toilet facilities.*
- *Modernized, expanded kitchen with professional equipment suitable for hosting clubs, classes, societies, events and parties.*
- *Enhanced eco-friendly lighting in the kitchen/cloakroom/toilet areas.*

Timetable

The committee aims to recommence engagement with the architect in April 2024 with the aim of having at least 2 options (preferably 3) to present to SCA members in Q4 2024. Through this period the committee would seek out potential builders for the project and once the final design has been selected at least 2 (preferably 3) will be asked to quote for the job.

The build duration will be firmed up when the quotes are submitted but given the nature of the work it is expected that the project will complete in 6 months.

It is worth stating plainly that without additional funding this project cannot proceed to the scale that is required to bring the facility up to an appropriate modern standard and ensure a sustainable future for this much-loved local facility in time for the centenary in 2029. With the limited resources available to SCA the upgrade would likely be limited to minor incremental upgrades to the toilet/cloakroom or for a low cost disabled accessible entrance.

Supporting documents (available upon request)

- Draft plans
- Image

Notes from Council officers

N/A

24) South West Community Corridor: Muirwood Field Path Improvement Works

Project title
South West Community Corridor: Muirwood Field Path Improvement Works
Project summary
Creation of a path between Balerno and Wester Hailes.
Project location
Bloomiehall Park, Juniper Green / Muir Wood field, Currie
Ward(s)
2. Pentland Hills
Project lead
Juniper Green/Baberton Mains Community Council / Currie Community Council
Project cost
£466,700
PBIP ask
£466,700
Project description
<p><i>Summary</i></p> <p><i>This project presents a unique opportunity to create an active travel link wholly in public ownership from Balerno to Wester Hailes joining schools, college and the Heriot-Watt University (HW). The landowner Taylor Wimpey (TW) have offered to gift a strip of land for a path across the Muir Wood field in Currie to the City of Edinburgh Council (CEC (see appendix 1)). CEC have agreed to adopt the path on completion of its construction as it fits in with their current core path strategy.</i></p> <p><i>Over recent years Currie and Juniper Green/Baberton Mains Community Councils with HW staff and students have explored pedestrian routes that avoid the dangerously congested Lanark Road. The route would enable Currie residents and visitors to use community facilities in Bloomiehall Park and provide Juniper Green residents a quiet route to Currie Library/butcher/ATM/ post office as part of the 20-minute neighbourhood concept.</i></p> <p><i>Following the TW offer the two community councils set up an interim working group to investigate initial reactions to the proposal. The working group approached Paths For All to support a full public consultation of any proposal to provide a well-constructed path across the Muir Wood field, engage a professional team to design the path and, if the community so desire, acquire all necessary permissions to create the path. Paths For All have accepted the interim working group's bid so consultation can begin in earnest from early April 2024.</i></p> <p><i>The cost summary has been prepared and is attached in Appendix 2 for section B to D on the plans below, the combined Community Councils are looking for funding for £466,700.</i></p> <p><i>HW students consulted the community at a large public gathering in February 2020 regarding A70 traffic flows and discussed improved active travel options. Subsequently the South West Community Corridor emerged as a preferred option.</i></p> <p><i>Many people enjoy views from the path to the Pentland Hills and the agricultural scene in the foreground.</i></p> <p><i>In addition, the link helps develop Twenty Minute Neighbourhoods (TMNs) in adjacent communities.</i></p> <p><i>There have been several dissertations prepared by staff and BEng and MEng students at Heriot-Watt University relevant to the current proposal (see references 1-8 below):</i></p>

1. Lewis Arbuckle , *Utilising Microsimulation Software to Analyse the Impacts on Traffic Conditions Via Alterations to Demand and Active Travel Methods on Lanark Road West.*
2. James Duncan Ferguson, *How approved and unapproved housing developments affect the journey times and queue lengths on the A70 Lanark Road West in between Balerno and Gillespie Crossroads at peak hours*
3. Darren Forrest, *The Invisible Killer: A microsimulation assessment of AM peak vehicular emissions emitted within three commuter villages west of Edinburgh.*
4. Isabelle Kent, *Community led scenarios to ease morning rush hour congestion along the A70 corridor west of Edinburgh: A microsimulation assessment.*
5. Erin Cameron, *Exploring Route and Design Options for an Education Corridor in Balerno, Currie and Juniper Green.*
6. Mostafa, A. M. Helmy Hassan, *Designing for Active Travel in the COVID-19 Pandemic: The Case of Edinburgh's A70 Corridor.*
7. Michael Archibald Rowatt, *Exploring the Ways to Implement a 20-minute Neighbourhood Whilst Contributing to Social Sustainability.*
8. Matthew Richardson, *Analysis of the 20-Minute Neighbourhood concept being measured in Currie, Balerno and Juniper Green with the potential impacts the education corridor proposal will have.*

Background

The South West Community Corridor idea began when City of Edinburgh Council produced its Local Development Plan (LDP) in November 2016. The Education provision had been outlined in the Council's Revised Education Appraisal 2014 but actual school numbers were not published by the Education, Children and Families Committee till December 2016. Until then, there had been some uncertainty as to the education provisions proposed for South West Edinburgh, beyond a few extensions to existing schools. It was not until late 2021 that we learned that CCHS was to be razed and rebuilt. But no infrastructure provision was outlined to enable pupils to travel between their homes and their places of education.

Given this uncertainty, the community thought there might be opportunities for the existing Secondary schools between Wester Hailes and Balerno to share facilities to suit the varied abilities of pupils in their catchments. With Heriot-Watt University, Napier University and Edinburgh College's Sighthill Campus nearby, it seemed to make sense to provide a good and easy active corridor link, connected to the local Primary schools, to enable pupils to walk between establishments and allow wider access to local nurseries. Thus, the idea of an Education Corridor was born. The part of the equation that relates to the time it would take to walk from one school to another could not be properly investigated without a direct path wholly in public ownership. However, keeping routes short and suitable for pedestrians could be developed on paper.

The huge volume of traffic on A70 Lanark Road was also an encouragement to find a quiet route for schoolchildren. The need was identified in the first issue of the local paper, *The Currie and Balerno News* in February 1976 where the Chairman of the Currie & Balerno Residents' Association requested a pedestrian crossing in Currie following a successful demand in Juniper Green, whose first crossing appeared in September 1976. There are now 11 sets of pedestrian-controlled lights between Gillespie Crossroads and Bridge Road in Balerno across the busy Lanark Road. As traffic is such a concern, the three local communities, Juniper Green, Currie and Balerno, were pleased that Professor Walker of Heriot-Watt University was willing to see whether it was possible to provide safer routes to school. But, despite investigating alternatives, there appeared to be none in the public domain. However, the University's studies, which included an in-depth analysis of the Lanark Road traffic at peak times, encouraged the communities to explore the Education Corridor idea.

There is no simple route for an Education Corridor. Of necessity, it must be as near centrally located to a community as possible to keep travel distances short. As a result, it could not be on the undeveloped edge of a community as that would simply extend travel distances and encourage further house building on the periphery of the communities. But, allowing that in the longer term, some rerouting would be needed to get round present day obstructions, the Muir Wood field crossing portion remains critical to the success of this idea. It is that part that is the subject of this proposal. From that concept developed the South West Community Corridor as a way to widen the benefits to the whole community.

Moreover, the route from Balerno to Wester Hailes provides an informal, almost rural, way to walk, cycle or wheel between the communities in the South West of Edinburgh.

The attractive and popular Bloomiehall Park brings residents into a pleasant green space with modern equipment for youngsters, seats for the elderly and a football pitch for the more active.

It remains vital that this present project retains the Muir Wood Field as a green buffer between communities, preserves its role for agricultural use in the Green Belt and continues the natural wildlife corridor to the nearby Pentland Hills. In fact, from the proposed path across the Muir Wood Field walkers are rewarded by an excellent view of the Pentland Hills.

The two community councils greatly appreciate TW's offer to gift land for a footpath across the Muir Wood Field while noting that the Muir Wood Field featured in Public Inquiries in 1977, 2001 and 2013 and that in two of these (P/PPA/230/242 and PPA-230-2091), both CEC and the local communities identified the shortage of local recreational space (equivalent to the area of this field). This dearth of recreational space has worsened over the last decade. Potentially, more serious issues are arising due to Climate Change. Since these Inquiries, many more houses have been added locally on productive farmland but without the playing fields needed to serve the increased population. However, the community understands that CEC's 'brownfield first' policy would help retain existing farms and has identified to developers other suitable places for housebuilding that should remove pressure to build on farmland. Balancing these competing demands, and conscious of the global issues relating to climate changes, food security, loss of farmland and public health, the local communities are keen to help the landowner retain the field in productive use. Consequently, they consider that the Path which has been used as an inadequate link to CCHS for decades should be fenced off as close to the northern boundary as possible to discourage straying on to the field thus encouraging agricultural activity.

The two communities of Currie and Juniper Green are working together on the potential to create an active travel corridor between these distinct communities. However, it is important to stress that this merely upgrades an existing route and does not, in any way, undermine the argument of coalescence between the two communities. As stated at length in a CEC precognition during a public inquiry (P/PPA/230/242) in 2001: "The avoidance of coalescence is a clear and enduring principle of UK planning. It preserves the identity of communities and is much valued by local residents. The coalescence of settlements is undesirable as it removes any sense of where one stops and another starts. It undermines the separate identity of settlements which is important in the public mind and is the basis on which strong communities are founded."

In plain terms, the bulk of the Muir Wood field provides a welcome buffer between the villages of Juniper Green and Currie, and upgrading the path will have no bearing on this.

A further bonus of this present path project is the opportunity to strengthen the TMN concept in the villages of Currie and Juniper Green.

The original intention for the Bloomiehall Park/Muir Wood Field section of the route was for a single phase commencing at Point A at Juniper Park Road and concluding at Point E at Donkey

Lane (see Figures 9 and 10). During design development, costs for the work have indicated that the project has to be split into separate portions with the first phase commencing at Point B and continuing to Point D where the route meets Muir Wood Road. Later phases will be the subject of other proposals though securing the route across the Muir Wood Field is critical.

The proposed path in this phase aligns with an existing path through Bloomiehall Park. It enters Muir Wood Field from the East through a gap in the stone wall and continues along the North side of Muir Wood Field. The path will be suitable for pedestrians, cyclists and wheelchair users.

The Bloomiehall Park portion existed years prior to CCHS opening in 1966. Over time, the wall between the Park and the Muir Wood field was breached and a natural path appeared enabling schoolchildren to considerably shorten their route and avoid using Lanark Road to commute between home to school. That part of the path is probably 60 years old.

The original idea was to upgrade this route as part of an 'Education Corridor' linking the secondary and primary schools to make pupil movements safer. The concept has broadened to enable everyone to choose between the A70 and a quieter relatively traffic free route, to reach the community facilities in each village. It is no longer just a school route but a community facility for all. The route will be used as a pedestrian/light recreational route. As such it fits into the Local Place Plans concept and TMNs introduced in Edinburgh's City Plan 2030 Local development Plan proposals.

This portion of the South West Community Corridor being on the edge of the built environment consequently encourages using features appropriate to a countryside setting such as natural self-seeding vegetation, paths appropriate in the country and a minimum of intrusive lights and signage.

The path starts from Point B at the SW corner of Bloomiehall Park at the top of Belmont Road Lane, which is lit by streetlights. Then continues up the west side of the Park where there is a stone wall, past the children's play area to the breach in the wall at Point C. This breach would be widened to 3m with a lockable bollard to discourage unauthorised vehicles but allow prams and cyclists. The path would use low voltage wayfinding 1m high lighting bollards at 10m intervals. These bollards would be on the outer edge of the path to avoid glare to neighbouring properties and be easy and cheap to relamp as motorised equipment needed for street lighting (demanding higher specification paths) would not be needed.

The amenity would be protected by the access width at Point B to deter motorised vehicles. To discourage people taking short cuts across the football pitch, dense self-maintaining prickly vegetation such as holly, berberis or cotoneaster would be deployed, also helping biodiversity.

The path then continues into the Muir Wood field, from Juniper Green and Baberton Mains CC's to Currie CC's stewardship, continuing to Point D at Muir Wood Road.

The new path across the Muir Wood field would be 3m wide with a resin bound or similar surface, laid to drain into a mowing strip 1m wide on each side, a total width of 5m. It is designed as an avenue with groups of suitable trees and self-seeding prickly vegetation (brambles, etc.) planted on the south side to provide some weather protection. Similar low level vegetation would be encouraged on the golf course side immediately to the North. As a key objective is to encourage people to avoid straying on to land under cultivation, a post and wire fence with kissing gates at each end are indicated to enable people who may be on the field to access the path but without climbing over and damaging the fence. Dog toilet bins would be provided at easily accessible points for cleaning teams.

The original intention was that the route should continue with a paved surface to Council specification to Point E at Donkey Lane and thence westwards along the Muir Wood Road

pavement but this is not costed in this present proposal. Access to the Golf Course gates at the corner would be maintained.

Scottish Power have been consulted as there is a pylon close to the existing path, and SPEN have provided detailed drawings of the footings, to enable the path designer to take this into account.

Benefits

An immediate benefit would be for improved commuting for students attending CCHS as they travel from their homes from the village of Juniper Green. In addition, there will be enhanced accessibility for families to visit Bloomiehall Park from Currie and Balerno. This, in turn, will lead to increased leisure opportunities for a diverse range of users of the facilities in Bloomiehall Park. Moreover, the authors of this proposal would highlight the positive environmental impact including retention of the Green Belt status of the Muir Wood Field, the preservation of a wildlife buffer and the opportunity of individuals to enjoy a stroll through a green space with a vista of the Pentlands. This portion of the full route from Wester Hailes to Balerno opens up an opportunity to develop TMNs in Currie and Juniper Green. Furthermore, this route provides the chance to walk, cycle or wheel to the only bank and cinema in this area in Wester Hailes.

When completed this improved path promotes green transportation across the South West Edinburgh communities. The enhanced path will enable this route to showcase the widespread use and positive impact of the current trail. Conclusion: This project has already attracted a great deal of interest and support from both individuals and organisations in our communities (see the 14 letters of support). One reaction among many came from a lady with a disabled daughter in Juniper Green and she said "My daughter has to navigate the bad pavements along the Lanark Road to get to the Currie library in a wheelchair - not a good experience!". So, in summary this project:

- provides a unique opportunity to bring an active travel route from Wester Hailes to Balerno into full public ownership;
- presents a safe route for schoolchildren travelling to CCHS;
- gives residents of Currie and Balerno easy access to Bloomiehall Park;
- opens up an attractive stroll in this semi-rural area;
- facilitates the creation of TMNs in the villages of Juniper Green and Currie;
- makes available an active travel link to banking and cinema at Wester Hailes;
- creates a quiet route for Juniper Green residents to reach Currie Library;
- connects nursery, primary, secondary and tertiary educational provision on active travel routes in this part of Edinburgh.

The working group from Currie CC and Juniper Green/Baberton Mains CC would like to express gratitude to the committee for considering the proposal and wish to convey the positive impact it would have on the communities of South West Edinburgh if this request is successful.

Timescale

The Working Group is aware that planning permission is required and would hope that the time from granting of this award to April 2025 is sufficient to gain any necessary permissions. In addition, we would use the time to design in detail the route as set out in this submission using the already secured Paths For All funding. It is then expected that a construction company will be in place by April 2025 with a plan to complete the route within 12 months as part of the contract.

Oversight

We envisage a group with representation from both community councils, a paid project manager and appropriate council representatives acting together to create this new path.

Supporting documents (available upon request)

- Various figures and diagrams.
- Draft Heads of Terms with Taylor Wimpey and City of Edinburgh Council Estates Department
- Feasibility estimate
- Letters of support

Notes from Council officers

N/A

25) Spylaw Coach House Adaptive Reuse as a Community Heritage Hub

Project title
Spylaw Coach House Adaptive Reuse as a Community Heritage Hub
Project summary
Refurbishment of a former coach house in Spylaw Park into a community hub.
Project location
Spylaw Park, Colinton, Edinburgh
Ward(s)
8. Colinton / Fairmilehead
Project lead
Colinton Village Enterprise
Project cost
£670,000
PBIP ask
£300,000
Project description
<i>Setting</i> <i>Colinton Village Enterprise SCIO (CVE) was established in 2019 to develop a Community Hub on the banks of the Water of Leith Walkway. We are creating a space which inspires practical participation, creative projects and social exchange between all age groups in Colinton and visitors to the area. Our charitable objectives are based around community development, heritage, recreation and culture.</i> <i>The Community Hub will convert the former Coach House of Spylaw House, built in 1790, which passed into community ownership in 2021.</i> <i>This historic building was used as a coach house, a station shed for the old railway, then by the council as a storehouse and public toilets.</i> <i>Plans have been drawn up by a local architect to redevelop the site to create a Community Hub to encourage greater social interaction within Colinton by creating an open, informal meeting space, gallery & exhibition area, education/workshop/wellbeing/events space, and a refreshment Pit-Stop Café for walkers, cyclists and visitors to the Hub.</i> <i>We have carried out extensive community consultation and the demand for a communal space in the heart of Colinton village continues to grow.</i> <i>Our building is located between the Water of Leith Visitor Centre and the Juniper Green Hub@531 and will complement these neighbouring community focused projects, with whom we have developed strong relationships.</i> <i>Since the opening of the Colinton Tunnel in 2021, we have garnered further interest in our proposed facilities from increased use of the improved Water of Leith Walkway by walkers and cyclists from the neighbouring areas of Juniper Green, Kingsknowe, Craiglockhart, Longstone, Currie, Balerno, Wester Hailes, Oxfangs, and Swanston. Footfall through the Tunnel (a short distance from our building) has increased from 2000/week in 2017 to over 7,500/week by 2022. The proposed Community Hub is strategically located midway on the Walkway and will enhance/attract users in the future.</i> <i>The building's current use is as a storage facility and as a base for community events such as the long-running successful 'Art in the Park', originally organised by Colinton Village Events (CVE) Group (since 2004), now Colinton Village Enterprise SCIO. This has become a biennial</i>

Village Fayre attracting well over 2,000 participants to take part in a whole range of activities and performances by local artists, musicians, families, charities, and community groups.

The current use of the building, however, is limited by its state of disrepair.

Since 2022 CVE has been successful in small grant awards to make short-term repairs to the building itself and to make it easier for “meanwhile” use of the facility until the full redevelopment can take place.

We are involving local trades, the Community Payback team, The Pentlands Men’s Shed, and retired professionals to offer us their experience and skills to the project.

We are also benefitting from other community groups in and outside the area, building on a strong relationship South West Edinburgh 20 Minute Neighbourhoods (SW20) - and Edinburgh Tool Library. SW20 runs the SW Edinburgh Tool Library from our building.

Vision

- *Generate a traditional urban village environment which will contribute to the reduction of social isolation & loneliness, improving physical and mental wellbeing.*
- *Be a community-led regeneration project for community benefit, community involvement, and ultimately, community ownership.*
- *Increase overall use and enjoyment of a public space, namely Spylaw Park.*
- *Collaborate with other community groups in and outside the area, in particular building on the already strong relationship South West Edinburgh 20 Minute Neighbourhoods (SW20) and Edinburgh Tool Library, the Colinton Tunnel SCIO, Colinton Amenity Association, Pentlands Community Space, and others.*
- *Contribute toward net zero by the use of renewable energy.*
- *Support the creation of 20-Minute Neighbourhoods by providing an accessible local space on the Water of Leith Walkway running for 12 miles linking Balerno to Leith with our Hub within walking/cycle distance of several distinct communities on that route.*

Plans

We have detailed architectural plans, fully costed by a Quantity Surveyor in February 2024. Following a successful planning application outcome, the next stage will be to obtain any outstanding funding to progress the proposal up to receipt of tenders. The estimated cost for the renovations is £670,000. During this time, a building warrant application would be prepared and submitted, our detailed cost plan refreshed, and technical design info prepared.

A tender list would be finalised and the proposals would be put out to competitive tender.

A contractor will be appointed in accordance with a standard building contract, covering the start, duration & completion of the works in accordance with the tendered package of works.

A project manager will be engaged to oversee the timely and cost-effective completion of the project. The building work is then carried out and the contract administered through to practical completion, when the building is handed over and occupied.

Budget

- *Legacy Donation: £350,000*
- *Community Donations: £20,000*
- *Place Based Investment Programme: £300,000*
- *Total: £670,000*

Schedule

We expect to start the build by spring 2025, and to be open by spring 2026.

Supporting documents (available upon request)
– N/A
Notes from Council officers
N/A

26) The Byre – An Open Place

Project title
The Byre – An Open Place
Project summary
Creation of a new multi-use space within a derelict building on Duddingston community land.
Project location
The Causeway, Edinburgh
Ward(s)
14. Craigentenny / Duddingston
Project lead
Duddingston Conservation Society
Project cost
£130,000
PBIP ask
£120,000
Project description
<p><i>Background</i></p> <p><i>In 2014, after a vigorous community fundraising campaign Duddingston Conservation Society (DCS) succeeded in buying The Community Land, which lies to the north of The Causeway in Duddingston Village on the Eastern slopes of Arthur’s Seat. This Land comprises a Community Vegetable Garden, a Village Green and The Byre, which is a roofless ex-agricultural building. It has long been an aspiration of the charity, its volunteers and local residents alike to bring the Byre back into use for volunteers and the wider community. The Community Land is accessed via a cobbled lane from the street and has a up to 200 visitors a day. This busy route is part of a network of public green paths and spaces which are used by locals and those from further afield - walkers, joggers, dog owners and others - and link the Duddingston Village and the Community Land to Duddingston Field, Meadowfield Park and Arthur's Seat.</i></p> <p><i>Our Activities And Our Spaces</i></p> <p><i>The charity runs, in partnership with its volunteers, 3-4 half day and full day activities a week in these spaces, attended by 12-24 people. Activities include vegetable and flower gardening, nursery work, composting, fruit tree management, food processing, tool sharpening, basket making and learning these and other skills. The Community Vegetable Garden involves around 70 volunteers from across Edinburgh, all year round, and provides fruit and vegetables to volunteers and residents alike. The bulk of the active volunteers come from outside Duddingston Village, including people with limited access to green space. Activities are open to anyone, on a ‘no experience needed, commitment free’ basis. They bring the community, with a high proportion of older people, together in planned and unexpected ways.</i></p> <p><i>Many volunteers have mental health issues, and are attracted, not only by the benefit of outdoor physical activity, but also by the loose, collaborative working structure and supportive group. Working as they do, all year round and in all weathers, they need somewhere warm and dry to meet, plan their day and take their breaks.</i></p> <p><i>“After 30 years of hospital admissions for a depressive disorder, volunteering twice weekly at Duddingston has meant I now get healthily through the winters and my mood and energy levels are so much better. And it’s somehow easy to talk to other volunteers about your mental struggles while weeding together or making compost.”</i></p>

"We have been coming to Duddingston Community Land for a number of years and have found a lot of therapeutic value from the work we complete, as well as from the community of people there and the space it provides for us Tiphereth Group - A charity that offers residential care, supported accommodation and day service for people with learning disabilities, autism and other complex needs (<https://www.tiphereth.org.uk/>)*

There are no adequately sheltered areas in the vicinity for volunteers to rest, meet up and eat, nor to pursue these community activities in bad weather. A small gazebo in the Byre accommodates only a handful of people and is often cold and windy.

DCS has no paid staff - all activities are delivered free of charge and are carried out by volunteers – hence the need for a solution which suits the scale of the charity and the activities it delivers.

We work closely with The Field, a neighbouring green space project. Its orchard, chicken-run, picnic tables, grassland and woodland paths and attract many visitors from all over Edinburgh and further afield and provide a complement to the food and gardening activities of the Community Land.

Our Plans

The Byre has three distinct areas:

- a small square Tack Room accessed from the lane, which may have been the original dairy;*
- behind this The Long Space which originally housed the stalls for the cattle.*
- to the south is a former lean-to Garage.*

Our plan is to build a wooden structure within the four walls of the Long Space to provide shelter and support a roof which itself would project beyond the old Byre walls, thereby protecting them from the elements and further decay. An added bonus is that this structure would be largely hidden within the existing walls and therefore would preserve the ancient look and feel of the Byre. The Tack room would be made wind and weather proof and would house a small workbench area for repairs and maintenance along with providing housing for the community e-bike scheme. The byre would be connected to electricity and a water supply enabling it to be used for a wider variety of uses. The lane which provides access would be improved and made safer with lighting and a relaid surface. An area behind the byre would be cleared, levelled and have bicycle racks for visitors and volunteers installed.

Initial discussions with local architects practice HLP indicate that this level of modest and conservative refurbishment would cost in the region of £120,000.

Key targets

- Create a wind and watertight area in the Long Space of the byre for volunteers to shelter and carry out indoor activities*
- Create a workshop space in the Tack Room include a charging point and secure storage for the e-bike providing a focus for active travel / cycling activities*
- Connect the Byre to mains water and electricity.*
- Improve the lane surfacing and safety by re-laying the existing historic cobblestones and trackways and by installing lighting to the area where currently there is none.*
- Create safe outdoor parking for bikes for people visiting the community garden, Field, Byre and other parts of the village.*

Completing this project will require commissioning an architect, a quantity surveyor and a structural engineer to undertake the necessary work to secure both planning permission and building warrant approvals to take the work swiftly through to completion. We have a small reserve fund which will enable this work to be carried out in the 2024-25 financial year.

This refurbishment would bring the building back into use in a sensitive and modest way, suitable for a small charity. It would allow us to house and expand our activities, extend the amount of time and seasonal hours volunteers can spend working together, provide new possibilities for horticultural activities, learning and working to take place under shelter, and offer more organisations like Tiphereth the use of the land as an outdoor base and resource and to positively impact the mental health and well being of more people.

Supporting documents (available upon request)

– N/A

Notes from Council officers

N/A

27) Wilson Memorial Church wheelchair path

Project title
Wilson Memorial Church wheelchair path
Project summary
Creation of a wheelchair path serving the Wilson Memorial Church.
Project location
127 Moira Terrace, Edinburgh
Ward(s)
14. Craigentiny / Duddingston
Project lead
Wilson Memorial Church
Project cost
£35,050
PBIP ask
£15,000
Project description
<p><i>Wheel and walking access to Wilson Memorial, a church which holds community council meetings, polling station for election, over a dozen community groups, including an autistic children's sensory class, and is the main foodbank for the area. The wheelchair accessible path will go up a steep incline at a set gradient from on street, before doubling back to reach the next gradient.</i></p> <p><i>At the moment there is no access for people with wheelchairs, walking aids, buggies or prams. The foodbank is very busy and attendance there and to the community council meetings and community group meetings is impossible for anyone not physically able to walk up several steep steps.</i></p> <p><i>This path will ensure people can get to the polling station to vote, attend democratic community council meetings, meet councillors, and attend community group weekly events.</i></p>
Supporting documents (available upon request)
– Scope of works
Notes from Council officers
N/A

APPENDIX 3

(lower = more deprived)

Project	Ask	Total cost	Match	Match %	Match rank	Datazone	SIMD overall rank	SIMD rank	Combined rank
Gracemount Mansion Community Hub	£86,000	£4,000,000	£3,914,000	4551%	1	S01008557	1166	4	1
Niddrie Mill Community Garden	£42,940	£189,240	£146,300	341%	4	S01008711	664	2	2
Hunter Square Improvements	£900,000	£1,000,000	£100,000	11%	12	S01008679	1059	3	4
Portobello Potteries 1906 Kiln restoration	£250,000	£750,000	£500,000	200%	5	S01008731	2785	10	4
Castlebrae access and nature path	£130,000	£145,000	£15,000	12%	11	S01008704	1380	6	5
Repairs to the New Calton Burial Ground watchtower	£157,500	£210,000	£52,500	33%	10	S01008685	2611	9	6
Abbeymount Studios Refurbishment (AMS 75)	£200,000	£3,000,000	£2,800,000	1400%	2	S01008809	5923	18	7
Drylaw Shopping Centre public realm improvements	£168,102	£184,912	£16,810	10%	13	S01008903	2486	8	9
Saughtonhall Community Association – Recreation Hall Accessibility and Refurbishment	£100,000	£150,000	£50,000	50%	8	S01008878	3730	13	9
Covenanters Memorial Restoration	£14,075	£20,075	£6,000	43%	9	S01008674	4105	14	11
Bellfield Re-development	£100,000	£1,270,000	£1,170,000	1170%	3	S01008727	6240	20	11
Greenway Adventure Playground	£234,588	£234,588	£0	0%	27	S01008463	335	1	12
Spylaw Coach House Adaptive Reuse as a Community Heritage Hub	£300,000	£670,000	£370,000	123%	7	S01008443	6397	22	13
The Byre – An Open Place	£120,000	£130,000	£10,000	8%	14	S01008700	5729	17	15
Wilson Memorial Church wheelchair path	£15,000	£35,050	£20,050	134%	6	S01008748	6636	25	15
Bridgend Walls	£9,300	£9,300	£0	0%	27	S01008704	1380	6	16
Oxgangs & Firrhill Place Improvement Project	£25,000	£25,000	£0	0%	27	S01008532	2470	7	17
Balerno Community Centre – Disability Access	£250,272	£250,272	£0	0%	27	S01008421	3441	11	18
Greening Northfield & Willowbrae - Street Tree Replacement Programme	£221,765	£221,765	£0	0%	27	S01008744	3464	12	19
Canalside Community Units	£65,000	£65,000	£0	0%	27	S01008651	4276	15	20
Raeburn Place Widening the Footway	£80,000	£80,000	£0	0%	27	S01008860	5426	16	21
South West Community Corridor: Muirwood Field Path Improvement Works	£466,700	£466,700	£0	0%	27	S01008432	6205	19	22
Echline Spinal Path Upgrade	£142,150	£142,150	£0	0%	27	S01009010	6263	21	23
Restoring Inverleith pond ecosystem using floating islands	£150,000	£150,000	£0	0%	27	S01008832	6486	23	24
Regeneration at Holyrood Park Road	Not specified	Not specified	Not specified	Not specified	27	S01008601	6545	24	25
Improve pedestrian safety and a sense of place - Morningside	£115,000	£115,000	£0	0%	27	S01008630	6689	26	26
Braidburn Valley Park Community Recreation Area	£25,000	£25,000	£0	0%	27	S01008521	6699	27	27