Foreword

Councillor Frank Ross, Convener of the Economy Committee

“Since the launch of the Edinburgh 12 initiative the twelve sites have all been progressing, with significant movement over the last twelve months. These projects are key towards delivering transformational change for Edinburgh’s economy, contributing significantly towards addressing the City’s demand for Grade A office space and much needed additional hotel accommodation. The initiative will deliver a total of 20,000 jobs.

Progress on the 12 has been influential in the delivery of the Council’s Pledge 17, which promotes, ‘efforts to develop the City’s gap sites and encourage regeneration.’ The initiative is committed to try to ensure delivery of all of the existing twelve sites within five years.

We are keen to work with developers and potential investors to identify deliverable opportunities. As we continue to engage with developers and investors we expect further sites to come forward for inclusion and are keen to ensure that there is a continuous supply of sites. With the economy continuing to perform strongly; there is no better time to invest in Scotland’s capital.”

Sue Bruce, Chief Executive of the City of Edinburgh Council

“The Edinburgh 12 initiative brings together the public and private sectors to identify and maximise inward investment opportunities to help deliver a prosperous future for the City. Officers from the Council perform a crucial role in delivering the City’s Economic Strategy which was launched in 2012. All of the projects within the Edinburgh 12 initiative, which includes developments such as St James Centre and the former Royal High School, have a high potential to deliver a transformational effect on the City.

Edinburgh is an extremely attractive place to do business. We have a highly skilled workforce and an enviable quality of life. We have to continue to work hard to ensure that Edinburgh maintains its place as market leader/ The Edinburgh 12 imitative ensures that delivering business growth, creating sustainable job opportunities and prosperity for all of our residents remains a shared priority for the Council and our partners.”

Progress to date

- **1 project currently on the market:** King's Stables Road
- **3 projects in early stages of development:**
  - India Buildings
  - Former Royal High School
  - Dewar Place
- **3 projects on site within the next 12 months:**
  - Edinburgh St James
  - Donaldson’s Fountainbridge
- **5 projects currently on site:**
  - New Waverley
  - Quartermile
  - The Haymarket
  - Edinburgh Shrubhill
  - St Andrew Square
Background

The Edinburgh 12 is an initiative introduced by the City of Edinburgh Council in 2013 to help progress strategically important gap sites across Edinburgh’s city centre. In adherence with Capital Coalition Pledge 17: “Continue efforts to develop the city’s gap sites and encourage regeneration” the Council is committed to supporting development across the City.

A report was commissioned by the Council in March 2013 (City Centre Development Opportunities) and produced by three key property agents (GVA, CBRE and Jones Lang LaSalle.) This led to the following twelve sites being identified as having the greatest economic impact and which could be delivered within the next five years within the city centre.

1. New Waverley 7. 8-20 King’s Stables Road
2. Dewar Place 8. Quartermile
3. Donaldson’s College 9. Former Royal High School
4. Fountainbridge 10. 3-8 St Andrew Square
5. The Haymarket Edinburgh 11. Edinburgh St James
6. India Buildings 12. 1 & 7 Shrub Place

The Edinburgh 12 has the potential to deliver the following:

- GDV in excess of £2.14 billion
- Up to 20,000 FTE jobs and 28,000 construction jobs
- Approximately 1,706 hotel bedrooms
- Approximately 1.3 million sq ft of ‘grade A’ office space
- Approximately 800,286 sq ft of retail and leisure space
- Approximately 1,590 residential units.
The 12 Sites

1. New Waverley
Mixed use development comprised of residential accommodation, a civic square and retail and leisure facilities including hotel.

- Demolition works have started for the main component of the site and construction of affordable housing is underway.
- Marketing materials are currently being developed featuring the Economy Convener, Councillor Ross, in a promotional video for the site.
- Economic Development has been working with Artisan to exchange information on the City which will help them to promote the site. This includes employability information, population data and information on the City’s burgeoning technology sector.

2. Dewar Place
Site includes a soon-to-be decommissioned electricity sub-station in the heart of the Business Exchange District of the City.

- Scottish Power is considering a strategy for the decommissioning of the old substation on site.
- CEC continues to engage with Scottish Power.
3. **Donaldson’s College**  
Category A-listed former school and hospital to be developed as luxury residential accommodation with a new build crescent to be developed at the rear of the building.

- A public consultation notice (15/00090/PAN) has been submitted.
- City & Country and Cala Homes have been invited to present their proposals at the Edinburgh 12 Programme Board on 9 February 2015.

4. **Fountainbridge**  
A masterplan has been approved for a mixed use development including residential accommodation, retail, leisure, hotel, office facilities and public realm.

- The site is a key part of the ‘Canal Quarter’ vision for the area. Heritage Lottery Fund has pledged £4.5m to bring the former North British Rubber Company building back into use as a world class arts space by Edinburgh Printmakers.
- EDI Group seeking occupiers and working with the Council to establish temporary uses.
- Temporary uses include the Grove 2 community garden, a forge, an urban farm, children’s playground and urban Passivhaus.
5. The Haymarket Edinburgh
A £200 million mixed use development by Interserve and Tiger Developments in close proximity to a prominent transport hub, The Haymarket will deliver grade-A office space, leisure and retail space; including an aparthotel and a secure underground car park.

- Planning application (14/03230/FUL) has been submitted for a second hotel.
- Funding bid for a pedestrian pathway has been successful.
- Meetings are taking place to discuss tunnel strengthening. Atkins is acting on behalf of Interserve in these discussions.

6. India Buildings
The site is owned by Jansons and presents a proposed hotel development at the top of Victoria Street.

- Purchased by Jansons who intend to develop the site as a boutique hotel.
- Missives have now been concluded and a planning application is expected in due course.
- CEC continues to provide support as necessary (includes Planning and Corporate Property.)
- The former Espionage nightclub was marketed in December 2014.
7. 8 – 20 King’s Stables Road  
A prime mixed use development opportunity in one of Edinburgh’s most historic locations. There is strong potential for a mix of uses including residential, retail, office and hotel.

- The site attracted significant levels of interest whilst on the market.
- The second closing date has been set as Wednesday 28th of January.

8. Quartermile  
This site is an eight hectare scheme overlooking the Meadows that will ultimately deliver residential apartments, office and retail and leisure space.

- The office development is to be promoted in the Chamber of Commerce ‘Business Comment’ magazine.
- Planning consultation on QM1 on-going.
9. Former Royal High School
This site is a category A-listed former school with the potential to be brought into use as luxury hotel accommodation.

- PAN was submitted on the 21st of January after drawings had been submitted to CEC Planning.
- A number of design workshops have taken place to date.
- A planning application is expected in the next couple of months.

10. 3 – 8 St Andrew Square
A city centre development that will deliver grade-A office space, retail space and apartments.

- The developers have submitted a revised planning application to extend the facade of the whole development to include the whole frontage. A decision is expected to be made at Planning Committee on the 28th of January.
- Standard Life is to take up the office space – 108,000 sq ft.
11. Edinburgh St James
£850 million project to redevelop St James Shopping Centre and New St Andrew’s House, creating a landmark development delivering a world class shopping offer, new homes, two new hotels, leisure facilities and a wide selection of cafes and restaurants.

- A CPO was approved at Full Council on 29 May 2014 and is now underway with a review to take place in April 2015.
- There will be a rolling programme of design meetings, which will involve EWHT.
- Pre-let campaign has started and will continue until March 2015.
- Marketing for the hotel and residential element underway.
- Soft demolition to begin in September 2015.

12. 1 & 7 Shrub Place
The site will comprise of student housing and residential units.

- Work has started to redevelop the Shrubhill House site as a 260-bed student housing complex by owners Ziggurat. In addition, 18,000 sq ft of commercial space will be created.
- Applications have been made for planning consents relating to a new Sainsbury’s Local.
- The former tram depot site has been acquired by Places for People, which plans to deliver hundreds of new residential units, including affordable housing, plus commercial space.
- Edinburgh Arts Festival looking to host a show on site using the old tram depots.
The Development Pipeline

It is important to ensure that as the twelve sites near completion and require less intensive support from the initiative there are other sites identified. The Development Pipeline is a portfolio of sites across the City that will be of interest to developers, occupiers and investors alike.

A matrix of potential future sites has been created that includes economic factors such as potential job creation and GVA; location; planning considerations; deliverability within five years; and transport connections. There are now over fifty sites in the Pipeline and through the Edinburgh Premium; the City of Edinburgh Council will look to help to advance each one through dialogue, planning briefs, infrastructure investment and so on.

There is still a strong city centre focus but there are also key sites being identified in other parts of the City, for example Granton and West Edinburgh. Other Council policies (e.g. Development Zone Plans) now support the Edinburgh 12 and they will complement each other to promote the One Council approach to service delivery and customer engagement.

The Edinburgh 12 and the Development Pipeline reflect the commitment of the Council to drive development and investment across Edinburgh for the benefit of all in alignment with Capital Coalition Pledge 17: “Continue efforts to develop the City’s gap sites and encourage regeneration.”

The Edinburgh Premium

The Edinburgh Premium is a range of tailored, high-impact support services which is offered to developers, investors and agents involved in the Edinburgh 12 developments. Developed in consultation with stakeholders from across the City’s development industry, this package of services aims to allow key projects to pass along the development pipeline towards delivery in as efficient a manner as possible.

The Edinburgh Premium cuts across a wide range of Council service areas, promoting the One Council approach. Whilst in no way prejudicing the due process of partner services within the Council, the Edinburgh Premium ensures efficient and coordinated service delivery.

Core services:

- Tailored package of support from the Council
- Single point of contact (project champion) within the Council
- Recognition of the development opportunity as an Economic Development Service strategic priority
- Regular reporting of progress to the Council’s Senior Management Team and to the Council’s Economy Committee
- Planning consultation on major planning applications
- Linkages to the Council’s Employability & Skills Team through the Edinburgh 12 Employability Accord

The Edinburgh Premium recognises that projects in the Edinburgh 12 each face a unique range of challenges and as such the support services required must be tailored appropriately. Central to the delivery of the Edinburgh Premium is, therefore, close engagement with the developers, investors and agents behind each project in order to develop a flexible, tailored package of support.

The Edinburgh 12 initiative has been developed in recognition of the current resource capabilities of the Business Partnerships Team. The projects selected to the Edinburgh 12 are considered to offer the greatest level of strategic economic development benefit to the City. The focussing of resources in this manner is intended to ensure maximum impact is achieved from the Team actions and resources. Any expansion of the Edinburgh Premium to projects out with the Edinburgh 12, or a requirement for specialised or particularly resource intensive support services will require consideration to be given to additional project resourcing.
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