The Edinburgh 12 Monthly Bulletin – September 2015

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To view online:
http://www.investinedinburgh.com/the-edinburgh-12/
In adherence with Capital Coalition Pledge 17 - “Continue efforts to develop the City’s gap sites and encourage regeneration” - the City of Edinburgh Council is committed to supporting development across the City.

The Edinburgh 12 was introduced by the Council in 2013 to assist with the progression of developments on strategic gap sites within Edinburgh’s city-centre. Twelve sites were identified as having the greatest economic impact and which could be delivered within the next five years within the city centre.

Projected economic outputs:-

- GVA of approximately £2 billion
- Up to 19,021 FTE jobs and 6,777 construction jobs
- Approximately 2,074 hotel bedrooms
- Approximately 128,400 sq ft of Grade A office space
- Approximately 120,400 sq ft of retail and leisure space
- Approximately 1,822 residential units
- Approximately 510 student bedrooms

Major milestones

- Tunnel strengthening works are on schedule beneath The Haymarket Edinburgh development site; and £9.6m SPRUCE funding was awarded by the Scottish Government to contribute to this work.

- Edinburgh St James will be a landmark development within the city centre. The Council has worked with the Scottish Government, the Scottish Futures Trust and TH Real Estate to develop the Growth Accelerator Model (GAM) to fund the delivery of public realm and other infrastructure required to unlock the development.

- Construction of two Premier Inn Hotels at New Waverley began in November 2014; the hotels were topped out in June 2015.

- Quartermile 4 is under construction and is due to be completed in April 2016. FanDuel will occupy its new office from 2016 (58,567 m² of Grade A office space over the top 3 floors).

Testimonials

“It is great to see some of these sites coming forward, especially in the City Centre.”

Jason Baggaley, Standard Life Investments

“The City authorities are very receptive and they have a clear vision and will work with you, challenging and pushing to ensure a quality result.”

Paul Curran, Quartermile
Edinburgh Premium

The projects which form the Edinburgh 12 each face a unique range of challenges and, as such, the support offered by the Council must be tailored appropriately.

For this reason the Council is developing a range of tailored, high-impact support services in consultation with the City’s development community which cut across a wide range of Council services ensuring a ‘one Council’ approach.

On 15 September 2015, the Council’s Economy Committee approved recommendations to note the significance of the Edinburgh Premium in terms of economic impact for the City; to approve an investigation into the most effective package of services; and also to explore the potential income generation opportunities which the Edinburgh Premium presents.

The Next 12

“Edinburgh’s officials and business leaders continue to work well together as a team, delivering a pipeline of new investments.”

Hugh Rutherford, Edinburgh Business Forum Chair

Given the success of the Edinburgh 12 initiative and that many of the sites are moving forward, Economic Development is now considering a second wave of sites.

Discussions are ongoing with colleagues, the development community and other stakeholders with a decision on the next 12 sites expected over the coming months.
New Waverley

Site description:

New Waverley is a major mixed-use development within Edinburgh’s historic Old Town and adjacent to the Royal Mile.

“Working with Edinburgh City Council - not just as the ‘local’ council but as genuine partners - has made a really positive difference in moving from the outline vision stage to real delivery.”

Clive Wilding, Artisan Real Estate Investment

Site updates:

- Six projects are being taken forward as part of the New Waverley Community Fund, which can be found in the following press release.
- Demolition of the Sailors Arch building is complete, with the facade retained which faces on to the Canongate.
- Preparatory work is ongoing on the arches which run along East Market Street.

“The construction of the two hotels in New Waverley is on schedule for completion in early 2016. It is extremely encouraging to see this progress at one of the biggest ‘Edinburgh 12’ development sites.

New Waverley will create jobs, apprenticeships, boost the economy and enhance a sense of community in a neglected gap site- breathing new life into the area. I look forward to the opening of these hotels, which as well as providing new jobs, will attract many new visitors and result in boosting the local economy.

Work has also started on the category C-listed arches under Jeffrey Street which, for the first time ever, will be accessible to the public as part of the new retail and leisure quarter.”

Councillor Frank Ross (Convener of the Economy Committee)
**Dewar Place**

**Site description:**

Dewar Place sits to the immediate north of the EICC and houses a new electricity sub-station behind a listed facade.

**Site updates:**

- A development partner has been appointed by Scottish Power.

**Donaldson's**

**Site description:**

One of Edinburgh’s most iconic landmarks and is a Grade A listed building designed by William Playfair. The building has stood vacant since 2008.

**Site updates:**

- Planning application 15/03780/FUL was received on Monday 17 August 2015.

“The Playfair Building at Donaldson’s College is a truly inspiring building of immense history and character. We believe that our expertise and strong track record in working with nationally important heritage assets, as well as our in-depth understanding of the intricacies involved in this type of work, will stand us in very good stead to deliver a restoration of which the city will be genuinely proud.”

Helen Moore,
Managing Director of City & Country
Fountainbridge

Site description:
Former Scottish and Newcastle kegging and distribution facility; the site is split across a variety of ownerships, with the central 3.3 ha portion in Council ownership and currently being masterplanned by EDI.

Site updates:
- CEC discussions with EDI regarding legal transfer of land in Council ownership are ongoing.
- EDI proposal for PRS is now half way through design stage 2; planning application expected December 2015.
- The new school (Boroughmuir) is on target for completion in October 2016.

The Haymarket Edinburgh

Site description:
One of the highest profile development sites in the city centre. As a mixed-use development it will offer Grade A office space and two new hotels.

Site updates:
- A new PAN for The Haymarket Edinburgh was submitted in July 2015 (15/03314/PAN). The PAN includes revisions to the parking and public realm.

“We’ve found the Edinburgh 12 initiative to be a useful source of practical support for our development. The City of Edinburgh Council has helped facilitate the complex discussions with Network Rail around our tunnel strengthening works, as well as helping with the interaction between our development and surrounding utilities. The employability accord we have signed with the Council ensures we’ll have access to the skills we need, as well as helping local people into work.”

David Westwater, Development Director, Interserve Developments
**India Buildings**

**Site description:**

A development opportunity on a prime, well located site formed between George IV Bridge and Cowgate.

**Site updates:**

- Pre-application discussions with CEC are ongoing with the planning application expected soon.

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**8-20 King’s Stables Road**

**Site description:**

This site comprises of a group of adjacent buildings and service yards in a prominent location between the Grassmarket and King’s Bridge.

**Site updates:**

- The second public consultation is to be held October 2015.
- The planning application is expected in November 2015.
Quartermile

Site description:

The regeneration of the former Edinburgh Royal Infirmary site; comprised of a mixed-use development comprised of hotels, retail, office space, underground parking, residential units and seven acres of green space.

Site updates:

- Economic Development is currently working with planning colleagues to progress an outstanding signage strategy.
- Fantasy sports firm FanDuel has pre-let 58,567 sq ft of office space in the 128,600 sq ft Quartermile 4 office development, set for completion next April. The 72,991 sq ft Quartermile 3 building will follow.
- Work has begun on two new residential blocks delivering 135 apartments.

Former Royal High School

Site description:

One of Edinburgh’s most recognised landmarks, benefitting from a prominent location on Regent Road overlooking the Waverley Valley and Edinburgh Castle. Duddingston House Properties is pursuing proposals for a luxury hotel.

Site updates:

- A full planning application was submitted in September 2015 (15/03989/FUL).
- Rosewood Hotels & Resorts has been announced as the prospective occupier.
South St Andrew Square

Site description:
A city centre mixed use development that will deliver Grade A office space, modern retail space and apartments.

Site updates:
- In addition to TX Maxx and Standard Life Investments, occupiers Drake & Morgan and Busaba Eathai have now been announced.
- Drake and Morgan is a restaurant offering seasonal British food and Busaba Eathai is a Thai-inspired casual dining restaurant. Both are coming to Edinburgh city centre in their first venture into Scotland.

Edinburgh St James

Site description:
This city centre mixed use development that will deliver Grade A office space, modern retail space and apartments.

Site updates:
- The majority of the development was granted consent in July 2015 (14/05263/AMC), with the hotel receiving consent in August 2015 (15/01858/AMC).
- The compulsory purchase order inquiry will take place in September.

“In July and August, four planning applications relating to the Edinburgh St James development were approved by the City of Edinburgh Council. The project will transform the east end of Princes Street and the city centre as a whole, greatly enhancing the Capital’s retail and hospitality offering. This development is expected to add £25m to the local economy each year and create thousands of new job opportunities, at least 600 of which will be filled by those furthest from the labour market.”

Councillor Frank Ross (Convener of the Economy Committee)
Shrubhill

Site description:

The Shrubhill site represents a major regeneration opportunity for mixed use development on Leith Walk.

Site updates:

- The Ziggurat student housing complex has opened for the 2015/16 academic year with rooms priced from £130/week.
- The tram depot application from Places for People (15/00643/FUL) was granted subject to legal agreement in June 2015.

“The Shrubhill student housing and retail development is now very close to completion, and will be open in time to welcome students arriving in Edinburgh for the 2015/16 academic year. As well as delivering 260 bed spaces, the development will offer 18,800 sq ft of retail space, part of which has been pre-let by Sainsbury’s for a new convenience store. This will provide much needed student accommodation and enhance Leith Walk by transforming a previously derelict site.”

Councillor Frank Ross (Convener of the Economy Committee)
Expected outcomes

New Waverley:

- The development by Artisan currently proposes a new £6.5 million civic square; 3 brand new hotels delivering 400 bedrooms; over 177,000 sq ft of Grade A office space; 28 new retail and leisure businesses; 148 apartments and townhouses; and 40 affordable homes.

Dewar Place:

- The site, owned by Scottish Power, has been earmarked for development.

Donaldson’s:

- The proposal entails City and Country leading the restoration of the Playfair building for residential use and CALA developing a new build crescent to the rear.

Fountainbridge:

- An 11.5 acre site by the Union Canal made up of several developments across the former brewery site. It is proposed that the completed site will include: mixed family homes, workspaces, hotels, student accommodation, retail, art spaces and cafe. The site will also be the home of the new £35m Boroughmuir High School.

India Buildings:

- Proposal for a 4 star hotel (c. 240 bedrooms) delivered by Jansons.

The Haymarket Edinburgh:

- Full planning consent has been granted for 404,000 sq. ft. of office accommodation and 60,000 sq. ft. of commercial and leisure space; together with a 165-bedroom hotel and a 320-space underground car park.

King’s Stables Road:

- Peveril Securities and Campus Development Management have agreed to buy the 0.51 hectare site from the Council, and their proposal includes a hotel, residential apartments, student accommodation, an arts café complex, artisans’ workshops and retail/commercial space.

Quartermile:

- On completion it is expected that there will be 900 apartments alongside over 350,000 sq ft of Grade A office space, as well as 55,000 sq ft of retail and leisure space (including a Marriott Residence Inn).

Former Royal High School:

- The recent planning application from DHP (15/03989/FUL) proposes the development of a World-class hotel.
South St Andrew Square:

- The development of 170,000 sq ft development (to include 100,000 sq ft of office accommodation and 70,000 sq ft of retail space; 6 restaurants; and public realm improvements) is now underway. Four occupiers have been announced so far.

Edinburgh St James:

- The St James is proposed to have approximately 530,000 sq ft of retail space, 25,000 sq ft of office space, 471 hotel rooms and 138 residential units.

Shrubhill:

- Ziggurat’s development of 260 student bedrooms is near completion. It is proposed that 401 residential units (Places for People) and 44,000 sq ft of retail/leisure space will also be included in the development. Sainsbury’s has been confirmed as the anchor retail tenant.

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