
Bulletin contact:
Hazel Graham
Economic Development Officer
City of Edinburgh Council
Tel: 0131 529 3065
E-mail: hazel.graham@edinburgh.gov.uk

To view online:
www.investinedinburgh.com/the-edinburgh-12/
“After many years of valued service with the City of Edinburgh Council, Steve McGavin is moving on to new challenges. Steve has championed the Edinburgh 12 and has been instrumental in the success of the project. All 12 original sites are now underway, New Waverley and Haymarket are well under construction, and Edinburgh St James scheduled to start work this year.

The size and economic contribution the Edinburgh 12 make to the city are huge and testament to Steve and his team’s hard work. I would like to thank Steve for his time with Economic Development and contribution to the Edinburgh 12 project.”

Councillor Frank Ross, Economy Convener
The Edinburgh 12 Initiative

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.

Projected economic outputs:

- GVA of approximately £2 billion
- Up to 18,428 FTE jobs and 6,727 construction jobs
- Approximately 2,077 hotel bedrooms
- Approximately 135,200 sq ft of Grade A office space
- Approximately 121,738 sq ft of retail and leisure space
- Approximately 1,688 residential units
- Approximately 505 student bedrooms

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.
- In consultation with the City’s development community, the Council is developing a range of tailored, high-impact support services which cut across a wide range of Council functions 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

- Given the success of the Edinburgh 12 to date we are now looking towards a second phase of the initiative to begin later this year.
- We are currently considering sites for inclusion in the second phase and will begin engaging with landowners in the coming months.
- We will report to Committee in April 2016, at which time the sites forming the second phase of the Edinburgh 12 will be named.
New Waverley

Site description:

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

The site is expected to support 2,684 construction jobs and 2,684 end use jobs.

“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:

- The first occupiers have now moved into the Arches – Uncover Labs (graphic design on products) were the first. Uses include cafe, coffee shop and make-up artist workshop.
- The first project from the New Waverley Community Fund is now underway, with Spectrum Arts arranging artistic murals and workshops around the development site.
- The Premier Inns are due to be open at the end of February.
- The Adagio is due to be open at the end of October.

“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.”

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

Site description:

The Dewar Place development site sits between Dewar Place and the West Approach Road and houses a new electricity sub-station behind a listed facade. It is to be developed by Catalyst, Duddingston House Properties and McAlpine.

Site updates:

- A working group is now in place with members of relevant CEC departments represented.

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:

- The proposed development by City & Country and CALA Homes will provide 203 homes; 119 of these will be provided in the Playfair building and 84 will be new units. There will be a mix of 1, 2 and 3 bedroom properties, as well as 10 penthouses.
- Planning application 15/03780/FUL was granted at the Development Management Sub Committee on 16 December 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.

The site is being developed by EDI Group (India Quay), Springside (Grosvenor), Amco Developments and Omni Developments (Freer Street) and Edinburgh Printmakers (Former North British Rubber Factory).

Site updates:

- Planning permission was granted for the Grosvenor site on 13 January.
- A joint-venture company (created by Amco Developments and Omni Developments) has bought the Freer Street site from RBS. The site is the former home of the Fountain Brewery and forms part of a £120m masterplan for the area designed by Michael Laird Architects. Work is expected to start on site later this year.

The Haymarket Edinburgh

Site description:

The Haymarket Edinburgh presents a high profile gap site next to Haymarket station. Developer Interserve will deliver three office buildings and two hotels, along with ground floor retail and leisure units and underground parking.

Site updates:

- Tunnels works have been completed and above-ground works are expected to begin in July 2016. Completion of the first buildings is expected in Q4 2017/Q1 2018.
- The development will include a 190-bedroom Premier Inn and a 168-key Staycity apart-hotel.

“We’ve found the Edinburgh 12 initiative to be a useful source of practical support for our development. 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 the Cowgate. The site is to be developed by Jansons Property as a luxury four-star hotel.

**Site updates:**

- Planning application 15/04445/FUL for a luxury four star hotel was submitted by Jansons on 25 September 2015; a decision is expected in spring 2016.

“The £65 million development would see the regeneration of the India Buildings at the top of Victoria Street. The development plans include a luxury four-star hotel, and the conversion of Cowgatehead Church into venue space. The India Buildings have not been in full time use for over a decade, so the development of the site would see some of Edinburgh’s historically important buildings brought back in to use.”

Councillor Frank Ross (Convener of the Economy Committee)

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.

A mixed use development will be delivered by Peveril and Campus Development Management, pending planning permission.

**Site updates:**

- Planning application 15/05715/FUL was submitted in December 2015 for “Mixed use development comprising flats, student accommodation, hotel, arts facility and class 1, 2 and 3 uses, involving the erection of new buildings, alteration of existing buildings, partial demolition and change of use of ground floor of existing tenement building” and is currently pending consideration.
Quartermile

**Site description:**

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

**Site updates:**

- 130,000ft² at Q4 is due for completion in April 2016 and will have delivered the biggest pre-let deal in Edinburgh in the last 10 years to Fan Duel (60,000 ft²).
- The remaining 75,000 ft² at Q4 has been let to Cirrus Logic. This marks the largest pre-let in the UK in 15 years.
- The build of 73,000 ft² of Grade A office space on Q3 has started and is due for completion at the end of 2017. There is already strong interest in the space.
- The former hospital building was purchased by Edinburgh University in December 2015 and is to be developed as a global business management school.
- The final residential block due for completion in 2017.

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:**

- Planning permission for the conversion of the building was refused on 17 December 2015 and the developer is now considering next steps.
South St Andrew Square

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

Site updates:
- At the end of 2015 Standard Life purchased 16 South St Andrew Street for use as a restaurant.
- Meetings are being help with the developers to discuss public realm and to ensure cohesion between Princes Street and The Registers.

Edinburgh St James

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

Site updates:
- Demolition is scheduled to begin in spring 2016.
- Sale of Picardy Place site was approved by Committee.

“The new St James will transform the area at the east end of Princes Street, create thousands of permanent jobs and add £25 million to the Scottish economy each year.”

Councillor Frank Ross (Convener of the Economy Committee)
Site description:

The Shrubhill site represents a major mixed-use regeneration on Leith Walk by developers Places for People (residential accommodation) and Ziggurat (student housing and retail).

Site updates:

- The Ziggurat student housing complex has opened for the 2015/16 academic year with rooms priced from £130/week. The Sainsbury’s Local on the ground floor opened in January 2015.
- Ziggurat has submitted plans for an extension of Shrubhill House that will deliver 38 additional bedrooms (16/00191/FUL).
- The tram depot application from Places for People (15/00643/FUL) was granted subject to legal agreement in June 2015.

“I am pleased to say that the student accommodation of Shrubhill House is now completed and students have moved in. The adjacent Places for People development on the former tram site – which will deliver 406 homes, retail units with frontages onto Leith Walk, a relocated Masonic club and underground parking – received planning consent in June 2015 and a legal agreement is currently being put in place.”

Councillor Frank Ross (Convener of the Economy Committee)
Contacts

- **Fountainbridge**
  - **South St Andrew Square**
  - Caryn Elder
  - Tel: 0131 529 6166
  - E-mail: caryn.elder@edinburgh.gov.uk

- **New Waverley**
  - Craig Dutton
  - Tel: 0131 529 3730
  - E-mail: craig.dutton@edinburgh.gov.uk

- **Donaldson’s**
  - **India Buildings**
  - Hazel Graham
  - Tel: 0131 529 3065
  - E-mail: hazel.graham@edinburgh.gov.uk

- **Dewar Place**
  - **Edinburgh St James**
  - **Former Royal High School**
  - **Shrubhill**
  - **The Haymarket Edinburgh**
  - Kyle Drummond
  - Tel: 0131 529 4849
  - E-mail: kyle.drummond@edinburgh.gov.uk

- **8-20 King’s Stables Road**
  - **Quartermile**
  - Lindsey Sibbald
  - Tel: 0131 529 4258
  - E-mail: lindsey.sibbald@edinburgh.gov.uk