



West Pilton crescent, completed 2014

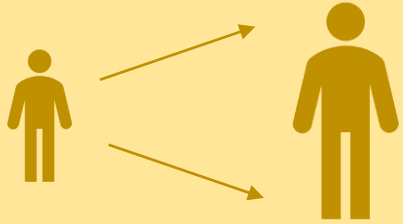
Pennywell, Edinburgh: Regeneration

SFHA Annual Conference 12 June 2018

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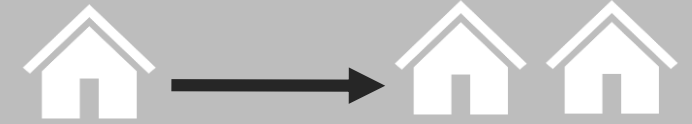
Edinburgh - Our City



**Population is expected to increase
by 1/5 over the next 20 years**

(an additional 88,000 households in the city by 2037)

The **owner occupied**
sector has reduced from
its peak of 69% in 2001
to 57%.



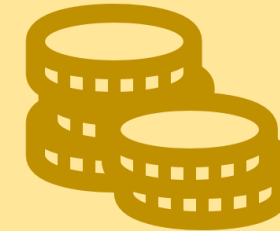
**The number of private
rented homes doubled over
the last 15 years**

(currently 63,000 [27% of Edinburgh's households])



**1 out of every 10 homes in the
city is for social rent**

**4,000 new homes
each year for next
10 years to meet
demand**



**Private rents are
around £1,000 a
month on
average; 2 ½
times social rent**

TO LET

**Each Council
home gets an
average of 160
bids**



**7 out of every 10 homes are let
to homeless households**

**To buy a home costs
over 6 times the
average income**

(£240K - Bank of Scotland Affordable Cities Review 2017)



North Edinburgh



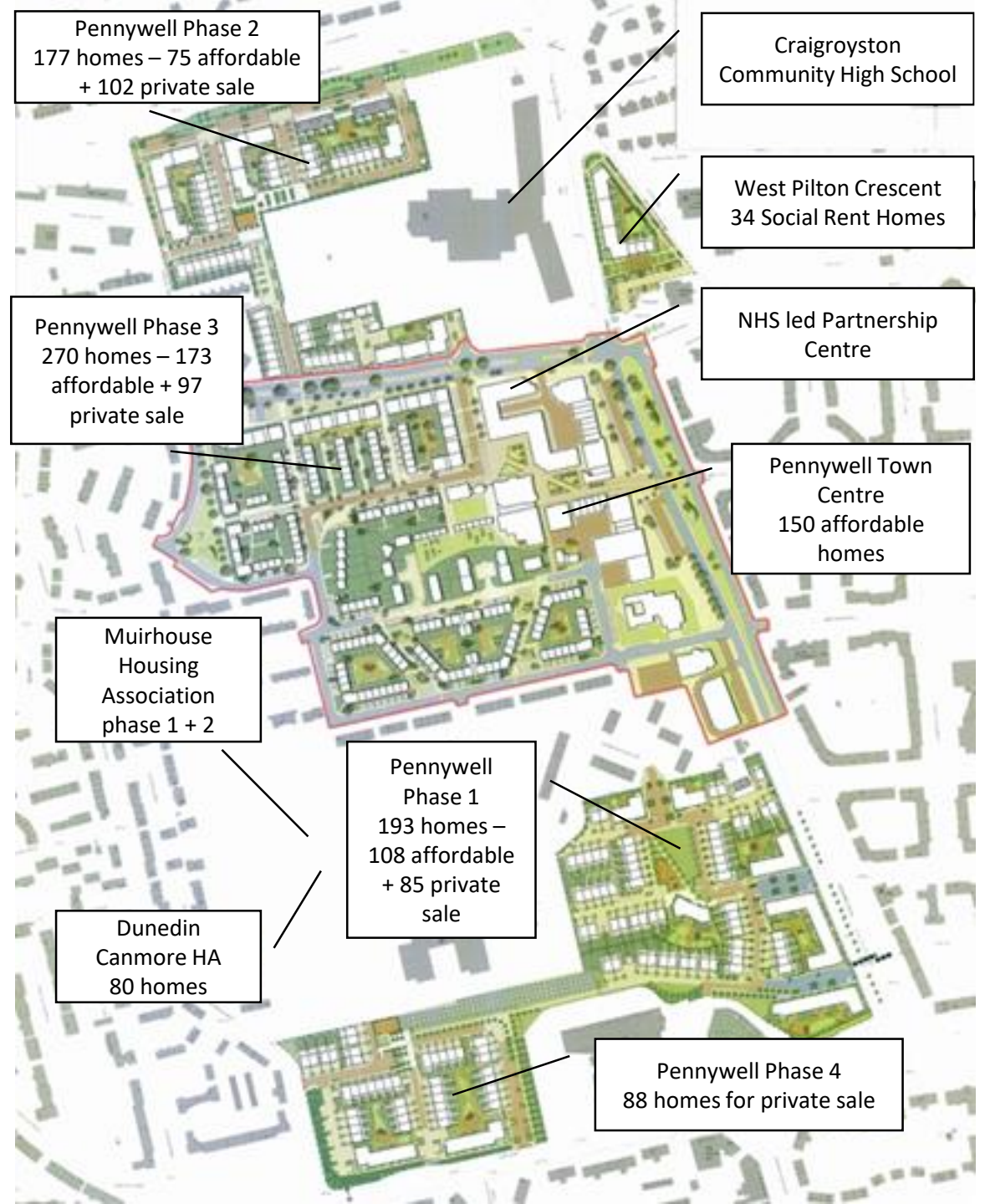
Pennywell, North Edinburgh

- Housing that was poor quality and expensive to heat
- Expensive to maintain and manage
- Poor quality public realm
- Social deprivation and poor reputation



- Over 400 households re housed
- demolition created 10 individual sites
- Masterplanning with high level of community engagement

Masterplan Development



Key Objectives



- To create an exemplar of urban regeneration through partnership working
- Well designed & built to the highest environmental standards
- To create a sense of community and ownership
- To help create jobs and improve the area's prosperity and attractiveness





- Around 850 homes for rent and sale
- Over 400 Council homes for social/mid rent
- 10% Council homes suitable for wheelchair users
- Well designed, energy efficient homes
- Factored development
- Range of community benefits
- £80m will support 1000 jobs & generate £56m of investment
- Private housing delivered alongside affordable
- Tenure blind



Pennywell Town Centre



c£25million redevelopment of shopping centre as part of wider masterplan for area to complement new homes, new high school and recently completed Pennywell All Care Centre

Pennywell Town Centre

- 148 new flats and 12 new retail units around high quality civic square
- Designs developed in consultation with local community
- 96 flats to meet the changing needs of older people
- Civic square funded by £1.5 million Scottish Government Regeneration Grant
- Application for c£5.5m Scottish Government Housing Grant

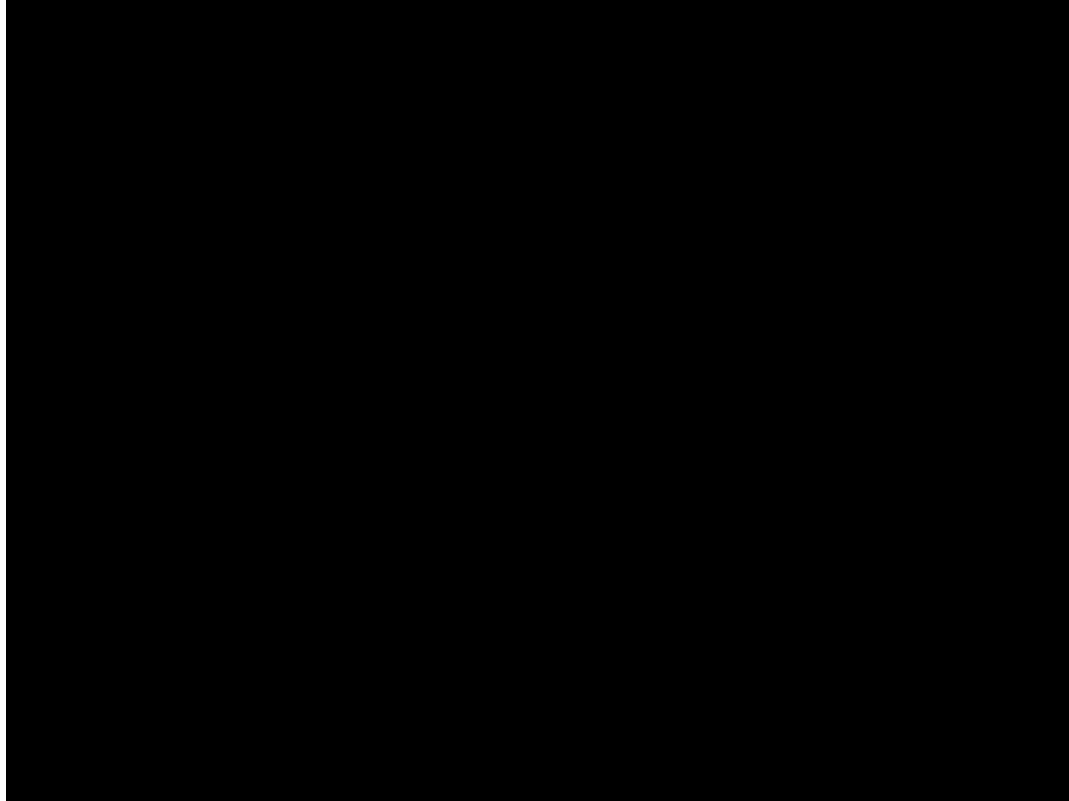


Future Development-Granton Waterfront

- Following the 2007 housing crash piecemeal development and slow build-out rate
- Council acquired large site to unlock regeneration and accelerate delivery of new homes, no longer dependent on house sales to drive development
- Infrastructure first approach to delivery; public realm, school and medical centre to enable placemaking
- Key public sector partnership with Edinburgh College, National Galleries of Scotland, National Museums of Scotland, Scottish Government and Scottish Futures Trust - chaired by Council's Chief Executive
- Shared vision and outcomes
 - Placemaking
 - Efficient use of resources
 - Community capacity building and enhanced learning and work opportunity
 - Community benefits



Reactions - video



<https://youtu.be/ApPnJbLHuNk>

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