

Inverleith Neighbourhood Partnership Urban Centre Programme (UCP) 2009- 2011

Inverleith Neighbourhood Partnership

17 November 2008

1. Purpose of report

To advise the Neighbourhood Partnership (NP) of the Urban Centres Programme (UCP) and ask the NP to select a scheme for endorsement and delivery through this programme from the two options presented.

2. Summary

Goldenacre and Blackhall have been identified as potential UCP sites within Inverleith NP, and the NP needs to agree which scheme will be progressed in 2009 – 2011 utilising the £200,000 UCP funding allocated to Inverleith NP.

3. Main report

Background and Context

- 3.1 The UCP aims to improve the environmental quality, economic prosperity and sustainability of local centres for the benefit of those that live, work, visit and invest in them. The programme has delivered significant public realm projects in town and neighbourhood centres across Edinburgh since 2003.
- 3.2 The Health, Social Care & Housing Committee considered a report on the UCP on 20 May 2008. This report reviewed the delivery of the UCP public realm projects and set out how this programme, amounting to £1.2 million citywide in 2008/09 and £1.3 million in 2009-2011, would be taken forward. The Committee resolved that 2008/09's budget would be used to complete work on UCP projects started in previous years, and that Neighbourhood Managers should prioritise centres within their management area in greatest need of integrated public realm improvements for implementation during 2009 – 2011.

- 3.3 Discussions within SfC resulted in each Neighbourhood Management area being allocated a budget of £200,000 for 2009-11, and proposed that synergies be sought with other neighbourhood environmental programmes undertaken within SfC in order to create holistic projects thereby achieving best value for money.
- 3.4 Within the Inverleith Neighbourhood Partnership area 2 sites had been identified in previous UCP programmes as being in greatest need of integrated public realm improvements:-
1. Goldenacre
 2. Blackhall

These sites were identified as a result of a comparative study, looking at environmental survey information (paving, lighting, safety, street furniture, trees and open spaces, parking, traffic impact, litter and graffiti) and economic information (number of shops/businesses, % of convenience shops, number of pedestrian accidents and walking distance to closest shopping area).

Discussion

3.5 Goldenacre

Goldenacre Urban Centre comprises a T- shaped area west of the junction of Ferry Road and Monmouth Terrace (inclusive) including part of South Trinity Road, West to the junction of Ferry Road and Inverleith Avenue, and south to the junction of Inverleith Row and Goldenacre Terrace. It includes 48 commercial premises, some of which are located within Forth ward. Site plans will be available at the public meeting.

- 3.6 Agreeing to proceed with Goldenacre as the UCP project would bring the following benefits:-
- a) Its location straddling both Inverleith and Forth wards would bring benefits to both NP areas, and could potentially attract Neighbourhood Environment Programme funding from both NP's
 - b) Works carried out in this area would complement the recently undertaken Bus Priority Scheme at the junction of Inverleith Row and Ferry Road and enhance the Ferry Road Corridor class 1 road
 - c) There may be an opportunity to co-ordinate works with Section 75 developer funding from the adjacent Trinity Gardens site if construction commences in line with dates for implementation of UCP project. The developer contribution is in the sum of £200,000 payable once construction commences and is earmarked for improvements to the Inverleith Row/ Ferry Road/South Trinity Road junction
 - d) It would allow consultation with residents on options to address a "rat run" through Royston Terrace and subsequent works to implement the preferred option, the costs of which could be recouped from the

developer's Section 75 payment referred to above once available. This would address the traffic problems in Royston Terrace highlighted by Councillor Hinds' motion to the Transport, Infrastructure and Environment Committee on 23 September

- e) Opportunity to complement the 20mph zone implemented recently in South Trinity Road by narrowing down the junction with Ferry Road, creating safer entry/ exit point for vehicles and facilitating safer crossing facilities for pedestrians
- f) The potential to narrow down the junction of South Trinity Road and refurbish the historic lighting feature
- g) There may be potential to create a controlled/ uncontrolled crossing with a new pedestrian island at the junction of South Trinity Road and Ferry Road which will improve the linkages between the shopping areas.

It should be noted that the nearest alternative shopping area within walking distance is located at Canonmills approximately 1.1 kilometres away.

3.7 Blackhall

Blackhall Urban Centre is located on either side of Queensferry Road (situated between Seaforth Drive & Maidencraig Crescent) and comprises 28 commercial premises.

3.8 Benefits of agreeing Blackhall as the UCP project include:-

- a) Opportunities to enhance road safety within the area
- b) Renewing the Open Box Beam crash barriers opposite the entrance to Maidencraig Crescent which are in a poor state of repair
- c) Enhancing and extend the work to upgrade footway paving and lay new flag stones which have been carried out on an ad hoc basis since 2006
- d) Addressing the concerns of Blackhall residents at the decline of their local shopping centre which have been articulated for a number of years.

It should be noted that the nearest alternative shopping area within walking distance is located at Craigleith Retail Park approximately 0.6 kilometres away.

3.9 In addition to the site specific benefits noted above implementation of the UCP in either area would also help address economic decline within the commercial sector, and provide opportunities for additional streetscape improvements such as upgrading the footways to provide consistent, low maintenance paving, rationalising railings and bollards and upgrading old or damaged street furniture to a consistent standard.

- 3.10 Within the timescales of preparing this report it has not been possible to carry out an economic appraisal or comparison of the benefits of carrying out UCP work in Goldenacre or Blackhall. While such an appraisal could be commissioned the lead-in time to prepare technical specifications and carry out complex consultations with a variety of stakeholders is lengthy, and any delay in project selection will have the knock-on effect of delaying a site start until later in 2009/10.

4. Financial Implications

- 4.1 A capital budget of £200,000 is available for the UCP regardless of which project is selected, with the actual project costs dependent on results of detailed consultation with residents and shopkeepers.
- 4.2 If the Goldenacre project is selected there is the potential to call on additional Section 75 developer funding of £200,000, and Neighbourhood Environmental Programme funding from both Forth and Inverleith NP's (Forth has NEP budget of £418,846 and Inverleith £149,385). Conversely if the Blackhall project is selected the only additional funding available would be from Inverleith's NEP budget.

5. Environmental Impact

There will be slight short term disruption during construction works at the site selected. This will be offset by the significant long term gain through the enhanced sustainability of the centre.

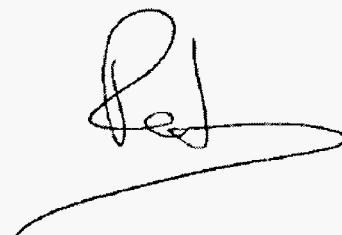
6. Conclusions

- 6.1 Local and neighbourhood shopping centres play a vital role in the stability, vitality and well being of communities. As well as being places to do business and shopping, they are valuable focal points for cultural and social activities with their own identity and sense of place. They also make a significant contribution to Edinburgh's economy.
- 6.2 The UCP aims to improve the environmental quality, economic prosperity and sustainability of these centres for the benefit of those who live, work, visit and invest in them. Whilst Blackhall and Goldenacre both meet the criteria for investment through the Urban Centres Programme, it is necessary to prioritise only one centre for investment in 2009-11.
- Goldenacre is the larger of these two centres with 48 shops and provides a wider range of goods and services to meet needs at a local level with a total of 8 convenience stores.
 - Blackhall has a total of 24 shops with only 2 convenience stores, the remainder providing goods/services on a city wide basis.

7. Recommendations

The Inverleith NP is asked to:-

- 7.1 To select either Goldenacre or Blackhall as the location for UCP investment during 2009-11, thereby triggering the commencement of further consultation to develop the proposed scheme for delivery early in the 2009/10 financial year.
- 7.2 Consider agreeing to ring fence a sum in the region of £50,000-£100,000 from the NEP budget for 2009/10 to complement UCP funding in order to achieve synergies in investment and delivery of a more comprehensive, holistic improvement package.



Peter Strong

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Appendices	None
Back ground papers	<ol style="list-style-type: none"> 1. Report to Health, Social Care & Housing Committee 20 May 2008 <u>Neighbourhood Regeneration – Public Realm Improvement Programme</u> 2. Report to Transport, Infrastructure & Environment Committee 23 September 2008 <u>Trinity Gardens Development – Traffic Flow: Motion by Councillor Lesley Hinds</u>
Contact/Tel/Email	Mike Avery, Housing & Regeneration Manager – 529 5002
Wards affected	Inverleith (5) & Forth (4)
Single Outcome Agreement	<p>Supports National Outcome 1 We live in a Scotland that is the most attractive place for doing business in Europe Local Outcome: Edinburgh is a thriving, growing city with a high quality of life and environment and a prosperous economy</p> <p>Supports National Outcome 10 We live in well designed, sustainable spaces where we are able to access the amenities and services we need. Local outcome: % of people who are satisfied with their neighbourhood increases</p> <p>Supports National Outcome 11: ‘We have strong, resilient and supportive communities where people take responsibility for their own actions and how they affect others.</p> <p>Supports Local Outcomes: Quality of Life within Neighbourhoods is improved. Communities feel able to influence decisions that affect their neighbourhood.</p>
Background Papers	As appendices above