

## Welcome

to the third Gracemount Regeneration Update. This newsletter will provide you with information on what is happening in the Gracemount regeneration project and bring you up-to-date with what will be happening over the next few months.

As you know, this project is part of the 21<sup>st</sup> Century Homes for Edinburgh Programme which will see the City of Edinburgh Council building affordable rented housing once again. The redevelopment of Gracemount, Pennywell and North Sighthill will contribute towards delivering 12,000 new, much-needed affordable homes in Edinburgh over the next 10 years.



## Demolition Update

Soutra, Garvald and Fala Courts have been empty for some time now.



A contractor was chosen to remove all fixtures, fittings and internal walls from Soutra and Garvald in February 2009. This process, known as soft stripping, is now complete. These blocks are currently being prepared for demolition by explosives.

The soft stripping of the final block, Fala Court, started in July 2009 so that it can be prepared for demolition.

## QUESTIONS and ANSWERS

### What are the timescales?

Coleman and Co. is the contractor who has been selected to soft strip Fala Court and carry out the demolition of all three blocks. Soutra, Garvald and Fala Courts will be demolished by Coleman & Co. using explosives on a date during late October/ early November 2009. The site should be cleared by January 2010, depending on progress on-site and weather conditions.

### What work is happening now?

All three buildings will be weakened for demolition once the soft strip of Fala Court is complete. Holes for the explosives will also be drilled into the building. Once this is complete, protective sheeting will be wrapped around the building to stop any debris caused by the explosion.

### How will the site be secured?

The demolition site is fenced off and security is in place seven days a week to stop people entering the site or the buildings. Special security arrangements will be put in place one week before the demolition day to ensure public safety when the contractor begins to fit explosives into the buildings.

### What happens on the demolition day?

The demolition day will be a Sunday. The date is expected to be in late October/ early November but this will depend on progress on-site.

A safety zone around the three blocks will be set up by the Council, with help from the Police and the Health and Safety Executive.

All residents living within that zone will need to leave their homes for around four to six hours on the demolition day. A local reception centre will be available for those residents who need to leave their homes, where refreshments and snacks will be offered.

On the day, some roads nearest to the demolition site will be closed. Parking restrictions will also be in place and there will be some disruption to local bus services. Information will be available on the Council website within the next few weeks.

### What happens after the demolition day?

After the demolition the debris that is left will be sorted and removed from site. Changes to road access may be put in place so that this can happen as safely as possible and to reduce the risk of accidents.

### Where can I get more information?

During the next few weeks letters and information leaflets will be issued to residents. Your letter will give you details of an open information day which will be held at a local venue.

For general information about the demolition work call the Council on 0131 529 7699.

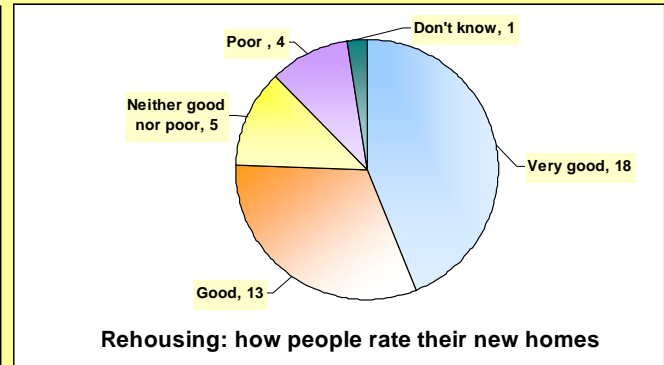
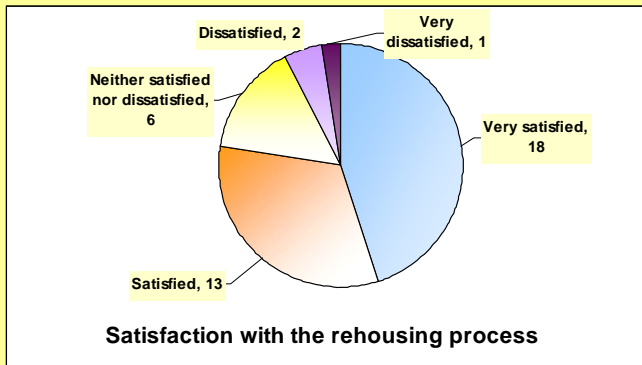
## Recycling

Most parts of the demolished buildings are recycled and re-used in the construction industry. All the concrete is processed through a crushing machine and used for building new roads and in other construction sites. Wood is processed through a chipping machine and used as a raw material for the new chipboard. All metals are sorted into different grades at the scrap yard. Glass is recycled into flat glass, fibreglass for insulation or new bottles and jars.

## Rehousing of Tenants – Survey Results

A survey was carried out with former residents of Soutra, Fala and Garvald Courts to gather information on how satisfied they were with their new home and the re-housing process in general.

Of the 183 households re-housed, 41 households returned completed questionnaires. The following results have been taken from a report that has been produced to summarise overall results. This can be viewed in more detail on the Regeneration website at [www.edinburgh.gov.uk/internet/housing](http://www.edinburgh.gov.uk/internet/housing) or by contacting us and we will arrange to have this sent out to you.



## Building for the Future

The 21<sup>st</sup> Century Homes Project has created an opportunity for the Council to start building homes again in partnership with the local community to create thriving neighbourhoods. During April and May this year you may have seen us on the streets of Gracemount asking the community what they thought of ideas that we had for the regeneration of this area. Our designers analysed the results from our on-street surveys and a masterplan was created to reflect the comments that we received. The masterplan was submitted for outline planning permission on the 26 June 2009. If you would like to see the masterplan and the way in which it has been shaped by the community it is displayed in the foyer of the South Edinburgh Neighbourhood Office on Captains Road. You can also see this online at:

<http://citydevportal.edinburgh.gov.uk/portal/submissions.do?action=ViewPublicCaseDetails&applicationRef=09/01588/OUT>

The proposals set out in the masterplan are for approximately 220 new homes to replace the 246 flats contained within Soutra, Fala and Garvald Court. It is expected that half the new houses will be affordable homes and the other half for market sale. The development will be a mix of houses and flats with gardens and communal space provided. A replacement playpark will be provided opposite the school.

It is likely that construction work on these new homes will commence in Spring/ Summer 2010. For further information on the 21<sup>st</sup> Century Homes Project please visit [www.edinburgh.gov.uk/21stcenturyhomes](http://www.edinburgh.gov.uk/21stcenturyhomes).



## Gracemount Development Group

The Gracemount Development group is made up of a broad range of local representatives who have an interest in the area. The views of this group, alongside those that we have received from the wider community, have contributed to the masterplan for the regeneration of this site.

We will continue to work closely with the group to develop the finer details of the design, while using this information as a base for which to continue our wider consultation with the community.

Look out for leaflets, which will be delivered door-to-door highlighting events in your area.

You can also see summaries of Development Group meetings online at [www.edinburghnp.org.uk](http://www.edinburghnp.org.uk) under the Liberton and Gilmerton Neighbourhood Partnership area.

### TIMETABLES

We'll keep you updated when things are happening in the area. Further letters, newsletters and leaflets will be sent out to you when any decisions are made on:

- **Consultation events**
- **Demolition**
- **Site clearance**
- **Starting to build**

### PROJECT CONTACTS

- ☎ Demolition Helpline 0131 529 7699
- ☎ Demolition Helpline (out of hours), 0131 200 2000
- ☎ South Neighbourhood Office 0131 529 5151

### GRACEMOUNT ACTION RESIDENTS ASSOCIATION

The Gracemount Action Residents Association (GARA) represents those residing within the Gracemount area and meets once a month. Some of the members also attend the development group. If you would like to know more about GARA or want to raise any issues with them please contact the Association by email at [gara1@hotmail.co.uk](mailto:gara1@hotmail.co.uk)

### USEFUL CONTACTS

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