



Granton Waterfront Regeneration





# Granton - Overview



A NEW COASTAL TOWN  
FOR EDINBURGH'S  
WATERFRONT

One of seven strategic  
sites in City Region Deal





# Site Context



140-hectare site; 200 ha of protected green space to West

Piecemeal development; poor sense of place

Numerous masterplans and owners over last 20 years

Surrounding neighbourhoods within top 5% areas of deprivation (SIMD)

Over 60 hectares of contaminated land; made ground and steep topography

Former industrial; rich history and heritage but neglected

2008: market failure, private sector investment halted

Strong public sector partnership and vision



# Key Stages



Consultation

2018/2019



Development Framework

Feb 2020



OBC

Oct 2021



Pre-development Period

Jan 2023

# Strategic Goals - NPF4



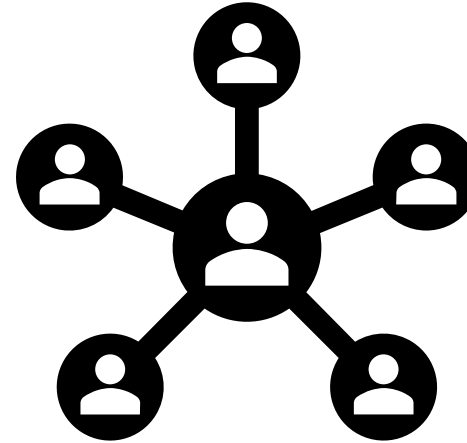
## Climate Change

**Create a new blueprint for net zero carbon development that supports sustainable living in the context of a changing climate**



## Inclusive Growth

**Be a driver of sustainable, inclusive economic growth, job creation, prosperity and resilience for local communities and the wider city region**



## People

**Create a vibrant, well connected and welcoming coastal community with a strong sense of identity as a place that is inclusive, attractive and accessible to all for greater health and wellbeing**

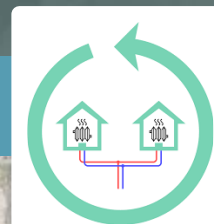


## Place

**Accelerate the delivery of net zero homes on brownfield sites to meet Edinburgh and the City Region's housing need. Alongside enterprise, learning and culture space.**



# Current Programme



Low Carbon Heat Network –  
Phase 1 Winter 2025 - 2031



Gas Holder  
Complete – Dec 24



Phase 1  
Winter 2025 - 2032

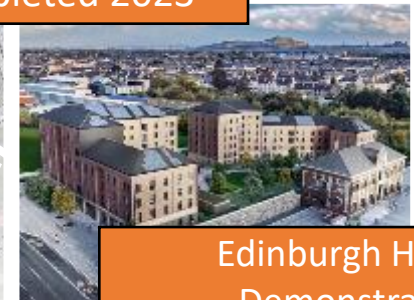


Silverlea  
Summer 2024 – Late 2025



Western Villages  
Autum 2021 – Late 2025

Granton Station  
Completed 2023



Edinburgh Home  
Demonstrator  
Complete - February 2025

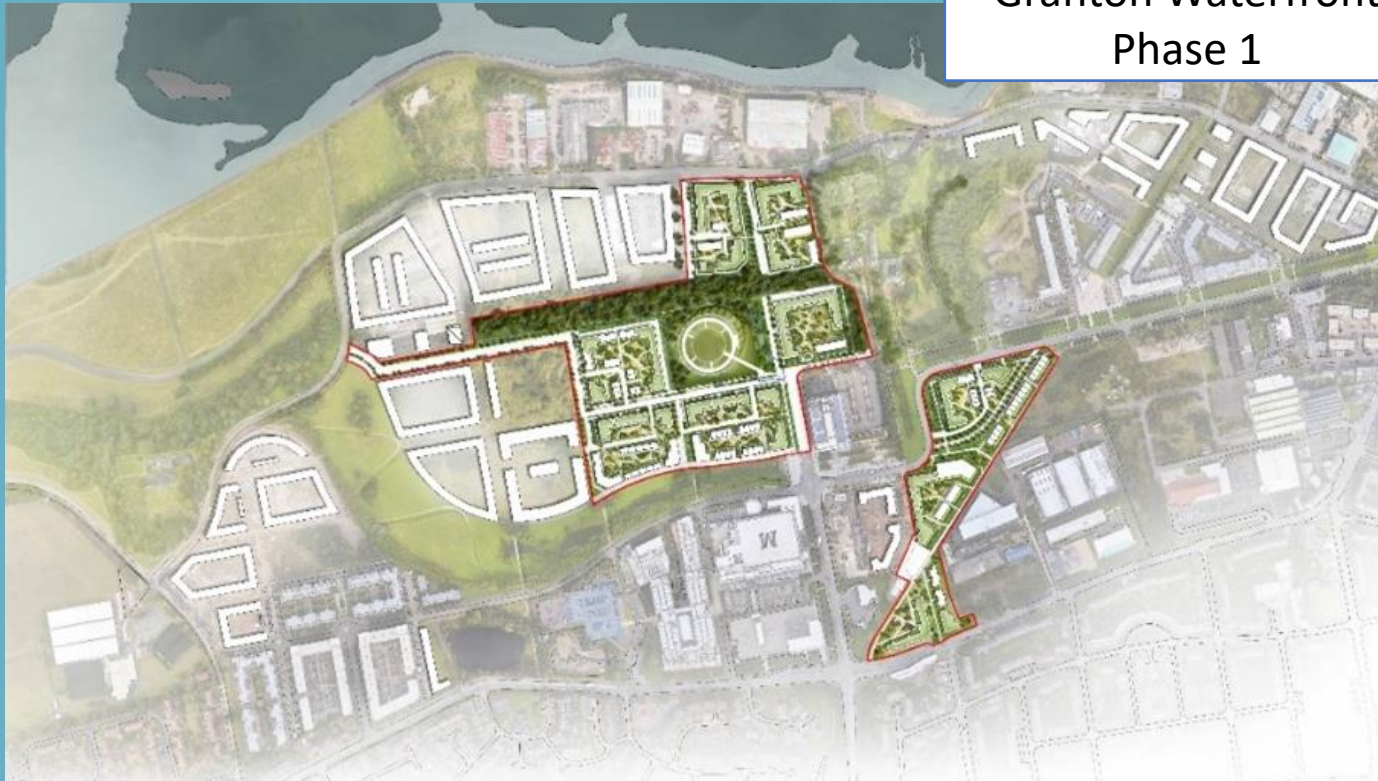


# Phase 1 Masterplan

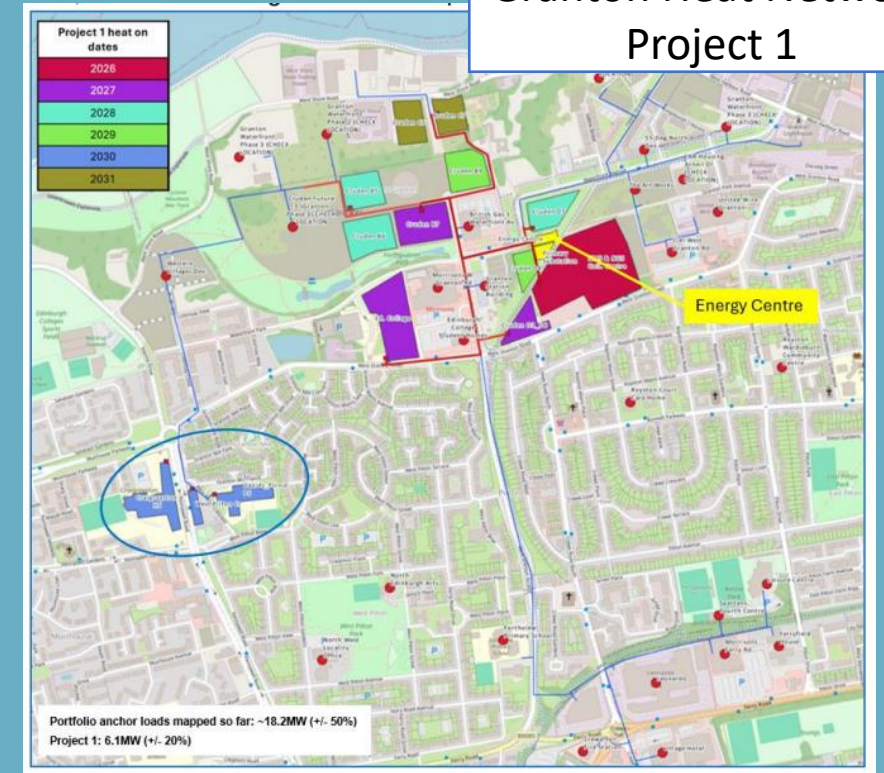




# Phase 1 outputs



Granton Waterfront  
Phase 1

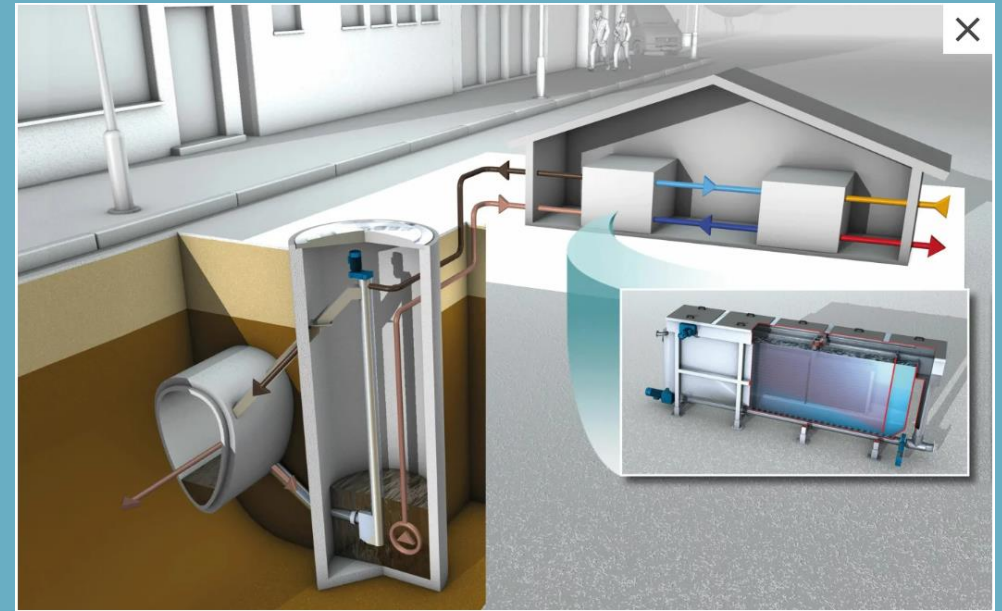


Granton Heat Network  
Project 1

- 847 net zero homes in a mix of housing types and tenure of which 45% will be of affordable tenure,
- Approximately 2,250 sq m of commercial
- A low carbon heat network serving the new development and existing buildings within the area, known as Project 1,
- Placemaking including high quality landscaping and public realm, and
- Sustainable transport infrastructure including a mobility hub



# District Heat Network Solution



Concession agreement -  
Design, build, finance, operate and maintain the heat  
network for a 40-year period



# Revenue Based Outcome Approach



# Granton Metrics: Overview

## Context

### Place Specific Success Measures

- Address vulnerability
- Develop life skills
- Increase community participation
- Extend positive destinations

### Baseline situation

- 28,000 people living there in 2019 compared to 21,000 in 2004.
- 42% of people in the North West have not engaged in any exercise
- second highest rate of city child poverty at 34%
- highest percentage of under 16s compared to other city localities
- second lowest average household income in Edinburgh
- 26% of city economically inactive
- highest concentrations of benefits dependency in the city
- NW highest population of older people, & people with dementia

## What does success look like?



## Reporting

### Indicators

- **Place specific success criteria:** What does this place need as determined with the community.
- **Relevant contributory indicators:** Local measures which reflect delivery of change programmes
- **National Priorities** National ambitions for change and strategic fit with the locality
- **Policy performance indicators** Specific Government metrics established for each policy area.

### Measurement approach

1. Improvement: evidence of improvements on the baseline
2. Correlation: how improvements align high-level policy priorities
3. Contribution: a high-level theory of change linking Regeneration outputs and improvements



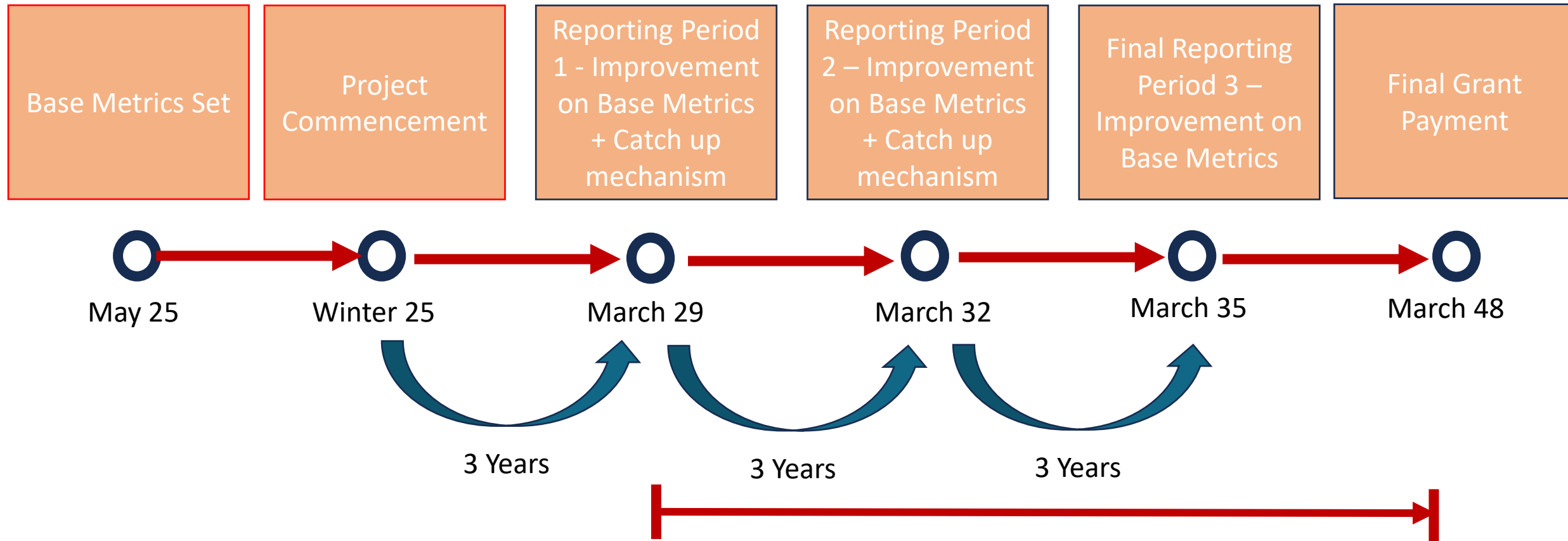
# Revenue Based Outcomes



OUTCOME	Support service and work connections between Granton and Pennywell and wider area	Support liveable family spaces and connected neighbourhoods	Support existing initiatives targeting inequalities in North Edinburgh	Target participation rates in local learning community, local learner needs and young adults in transition	Maximise local economic development through CWB
MEASURE	<ol style="list-style-type: none"> <li>1. Lin/m of active travel</li> <li>2. map to show how new AT routes connect with existing local/ city networks</li> <li>3. No of people using AT</li> <li>4. Green house gas savings</li> </ol>	<ol style="list-style-type: none"> <li>1. Sq. m. of connected green networks</li> <li>2. map of green connections which connects to surrounding neighbourhoods</li> <li>3. No of people using the spaces</li> </ol>	<ol style="list-style-type: none"> <li>1. investment into Third Sector organisations</li> <li>2. reducing social isolation through investment in shared community facilities</li> <li>3. no.jobs that go to local people through construction</li> </ol>	<ol style="list-style-type: none"> <li>1. Investment in a North Edinburgh model of a city-wide programme to support learners from primary to S6 contributing to local economic activity rate through awards achieved</li> <li>2. enrolment rate in the programme</li> </ol>	<ol style="list-style-type: none"> <li>1. Confirm aligned community benefit/CWB projects</li> <li>2. Report on the effectiveness of these projects</li> <li>3. Evaluate lessons for future sustainability</li> </ol>



# Revenue Based Outcomes Grant





# Gateway 1 – Phase 1

