



## Project Updates

These bulletins will provide an update on regeneration across Pennywell and Muirhouse including:

- The Town Centre project
- Housing development
- Improvements to existing homes

We are committed to keeping the local community and other stakeholders informed, and we thank you for your patience and understanding as we continue to make progress. Members of the project team are always available to answer queries using the contact details provided at the end of this newsletter.

## The Development Projects

There are two main redevelopment projects being delivered in the Pennywell area on behalf of the City of Edinburgh Council. The main Pennywell Housing project is being developed by Urban Union with Robertson Partnership Homes as the contractor. Robertson Partnership Homes are solely delivering the Town Centre project, together these developments will provide:

- a total of 512 new, high quality affordable homes. Of these affordable homes, 319 will be for social rent, and 193 for mid-market rent.

- a further 409 homes are being built for private sale. For more information on the homes for sale, please visit [www.urbanunionltd.co.uk](http://www.urbanunionltd.co.uk)
- new landscaping and public realm within the development for the local community to enjoy.
- new ground floor commercial/retail space at Pennywell Town Centre.
- jobs and opportunities for the local community throughout the construction of the developments.

In addition to the new build programme, work is underway to modernise the Council's existing housing. We are investing in new kitchens and bathrooms, new heating systems, external building improvements, new door entry systems and new windows.

## Project Progress

### Pennywell Housing

Work started on Pennywell Phase 1 in August 2014, since then 183 new council homes for Council rent have been handed over to the Council and 187 new private homes have been built.

Phase 2 will be completed by Autumn 2018 and Phase 3 will start on site in October 2018.

## Pennywell Town Centre

Work started in October 2017 with the demolition of the first phase of shops and the former pub. Construction of three new retail units and 12 new homes in this area is now underway with completion expected Spring 2019.

The Art Centre and Library are open for business as usual and access through the existing shopping centre will be maintained at all times.

Clear panels are being used to allow as much light as possible to come into the temporary walkway. CCTV coverage will be maintained throughout construction and improved as part of the completed project.

The second phase of this development is planned for early summer next year when the shops and homes on the north section of Pennywell Road (closest to the high school) will be hoarded off and demolished. Forty new homes and seven retail units will be built.

Following this, the remaining shops and homes on Pennywell Road and Pennywell Court will then be demolished. Ninety homes and three new shop units will be constructed on this site.

## Existing Housing Modernisation

In the last five years over £4 million has been spent delivering a programme of internal and external improvement to homes in the area. Over £7million has been allocated for planned investment over the next five years.

External refurbishment works are planned for multi storey and low rise blocks, full consultations will be carried out with tenants and owners. The kitchen and bathroom replacement programme, heating upgrades and window replacement will also continue to be rolled out across the area.

## Housing Environment Programme

This programme has an annual city wide budget of £2million, of this around £390,000 is allocated to the Forth and Almond wards. This programme can deliver environmental projects such as landscaping projects, community garden and growing schemes, bin store upgrades and lighting improvements for projects. These projects should be identified and approved by local tenants or residents' associations so the investment is delivered where it is most needed.

Our aim is to make sure capital investment is an inclusive process with our tenants and that tenants are consulted regularly to ensure that what is delivered is what is needed.

## Community Benefits

We've been working with Urban Union, local schoolchildren and residents of a nearby retirement home to create and bury a time capsule – containing belongings which represent life in Pennywell.



Primary 5 pupils at Craigroyston Primary School and residents of Brookwell Court Retirement Housing development collected items they felt best represented their lives in the local area. The items were then placed in a time capsule to be discovered by future generations of the local area. Photographs, football match tickets, books, coins and food wrappers were amongst the items secured in a special time capsule that was buried in the foundations of the second phase of the Pennywell development.

To allow for the new housing to be built at Phase 3, some of the equipment at the tyre play area on Muirhouse Avenue will be moving to new locations. We understand how important this area is to the local community and so would like to ensure all the hard work put into it doesn't go to waste. There is further information on the new planned locations at the play area and in North Edinburgh Arts Centre.



Along with our development partner Robertson, we recently commissioned local artist Ross MacRae to help brighten up the site frontage at Pennywell Town Centre.

Robertson are working on a project to get the community involved in decorating the hoarding surrounding the site. Robertson are also engaging with charities and local schools to offer education and work experience. For further information please contact Laura Sutherland 01786 431602, [l.sutherland@robertson.co.uk](mailto:l.sutherland@robertson.co.uk)



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## For more information

For further information on the Pennywell Housing development or Pennywell Town Centre, please contact [housingregeneration@edinburgh.gov.uk](mailto:housingregeneration@edinburgh.gov.uk)

For further information on the Existing Housing Modernisation programme please contact [stuart.baird@edinburgh.gov.uk](mailto:stuart.baird@edinburgh.gov.uk) 0131 529 3071

Housing Environment Programme, please contact Ewan MacIntosh [ewan.mackintosh@edinburgh.gov.uk](mailto:ewan.mackintosh@edinburgh.gov.uk) 0131 529 7593