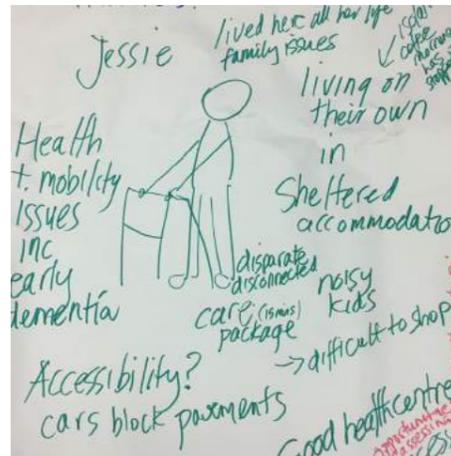
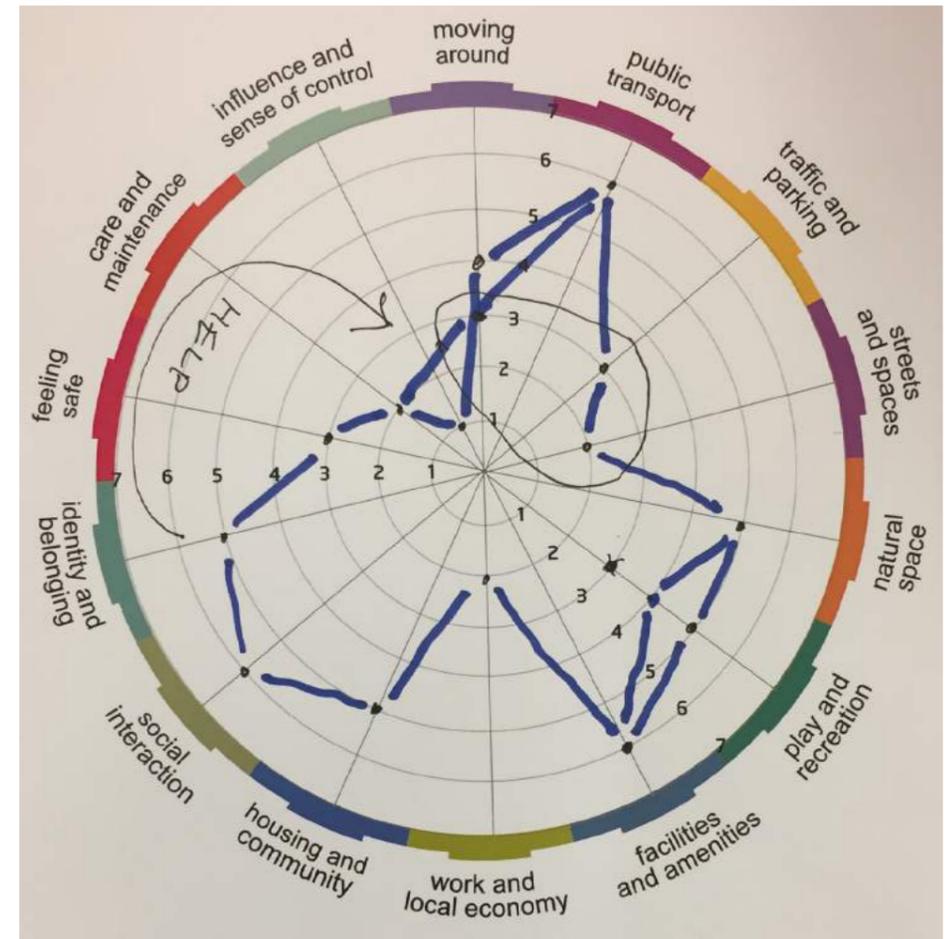


City of Edinburgh Council Place Standard Locality Planning Workshop

30-31 January 2017



Introduction

This illustrated report records the output of Place Standard group work carried out at the Masterclass workshop held on 30th and 31st January 2017.

Four groups addressed one Edinburgh locality each: Northwest, Northeast, Southeast and Southwest. Each group comprised a mix of community and spatial planning officers, services providers, 3rd sector and community representatives. This report records the output and collective work of the four groups across the two-day process.

The group work had the dual purposes of training in Place Standard application as well as facilitating dialogue and corporate working to help initiate locality planning work. The workshops were designed to help build capacity for participants by sharing knowledge of target areas and some of the issues that communities face. This workshop output has been captured to inform the next stages of the locality planning process including 'team around place' workshops in May 2017.

Feedback indicated that the Place Standard was considered a useful tool by participants. However a further critical step was sought to work more directly to involve target communities.

In compiling this report A&DS has been supported by the facilitators involved with each locality group over the two days, including our Place Standard partner organisations: Scottish Government, Health Scotland and Glasgow City Council.

Process

Within each locality the council had identified focus areas of multiple deprivation for priority attention and action. The format involved a 'live testing' process assessing these focus areas using Place Standard methodologies. Following introductions and brief presentations we got out on site. Each group visited a focus area, making its own decision as to which geography to target more closely, where to walk around, where to see by bus and who to talk to. After the visit each group came together to compare notes and carry out a Place Standard assessment.

Reflecting on the graphic output of assessment each group then identified priorities for action and went on to consider target groups who would need to be involved in future assessments. Opportunities for change were then discussed both in terms of service planning and building on local assets, following a place-based approach. The discussion was recorded at each stage and is detailed for each locality in the following pages.

Lessons Learned

Work at 3 scales: The workshop highlighted the need to address local needs through work at three scales: improved city scale mapping of existing community assets and opportunities, place/neighbourhood scale addressing small scale geographies that local people recognise and finally an inter-community scale where relationships between communities are important, where the impact of new development is felt and where there are interdependencies for access to services and work.

Local Empowerment: There was clear sight on the need to work from the bottom up and engage disempowered groups where significant weaknesses were evident in local amenities, quality of streets, green space, active travel accessibility, access to local employment; issues exacerbating social inequalities. Community needs must be much better understood at a neighbourhood level as the group work illustrated. The difficulties around capacity building were much discussed. The role of Place Standard and other tools such as National Standards for Community Engagement is worth testing alongside other techniques. The potential of participatory budgeting was discussed.

Sharing and expanding the knowledge: The group work showed the insights and knowledge that can be captured in a short time through focus on areas needing special attention. However the outputs also show common characteristics and there is potential wider relevance for areas with similar characteristics in other parts of the city. This knowledge base could be extended by similar work across targeted deprived neighbourhoods and in neighbourhood affected by planned growth and major physical change.

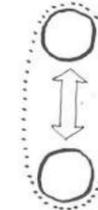
Personas and target groups: The 'day in the life' group work on characters such as Jimmie and Jessie came across strongly.

This group work began to illustrate the issues for target groups to be addressed at a neighbourhood level. It flagged-up place-based needs for service providers although we only touched the tip of this iceberg. Examples include: isolated areas where the need for local employment and social infrastructure is greater; steeper parts of the city requiring greater attention to accessibility by mobility-impaired groups; facilities failing to meet the needs of local groups; impacts of antisocial behaviour, territorial divisions etc.

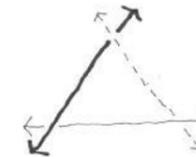
Facilities and Amenities: Significant weaknesses were identified in the focus areas, including issues around:

- Having the wrong stuff in the wrong place.
- Low usage.
- Poor maintenance and condition.
- Poor surroundings, access routes and challenging topography.
- Physical and governance barriers for access to community use of school estate out of hours.
- Vehicle corridors, traffic and parking were seen as significant barriers for access.

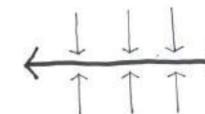
Briefs for change: The group work identified four conditions with potential wider relevance across the city, including the need for:



A: Stronger better linked hubs – see Oxfgangs output (SW locality)



B: Breaking down traffic corridors to better integrate the warp and weft of local walking and cycle routes – see Lockend, Restalrig and Piershill output (NE locality)



C: New street hierarchy better structured around topography and pedestrian accessibility – see Drum Brae output (NW locality)



D: Stronger integration between traditional and new communities – see Gracemount output (SE locality). The design of these interfaces came out as important for the many instances in Edinburgh where traditional communities adjoin new development, planned growth sites and incoming communities.

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North West Locality Group: Drum Brae and Clermiston: Day 1

Largest of the localities with some 138,995 residents across wards including Almond, Drum Brae / Gyle, Corstorphine /Murrayfield, Inverleith, Forth. One-third of the city's child population aged 0-15 and one third of those aged 85+. Highest (27%) and lowest (17%) percentage of households on low income in the city. Largest projected growth to 2024 (11%).

NW Locality discussion

In a session prior to the visit, the group discussed the wider NW locality and noted the massive geography of the NW area which was felt to be a scale that most residents wouldn't grasp. Issues in terms of poverty or health vary massively between areas such as Pilton and Inverleith. Meaningful geographies would be needed to enable effective engagement and identification of need. There was also recognition that the issues faced by communities would take generations to resolve and an acceptance of the need to work together for communities, beyond political timeframes in the context of depleting resources within the public and voluntary sectors. Collaboration should happen by or with communities on an equal partnership basis, across services. The order of doing things was felt to be important, and it was noted that it may well be necessary to pause plans to spend or disinvest until area needs were understood.

What the group did

The council identified three focus areas around Drumbrae and Clermiston. The group made a loose plan and set out on site. On arrival, the group split up to see as much of the locality as possible. Most group members had limited personal knowledge of the focus areas. One group concentrating on Clermiston had a housing officer who had visited recently with the local councillor as well as a resident with children at a local school. The second group covering Drumbrae further subdivided to cover the site. The groups approached and spoke to three local residents to hear their thoughts of living in the area. It did not prove possible to visit all 3 locations.

Place Standard assessment

Back at the venue the group carried out a Place Standard Assessment. The group made the following observations, while noting that some questions are difficult to answer accurately without direct input from the local community:

Moving Around – 3. Limited number of footpaths and cycle paths. Pavement maintenance needed. Better direct linkages from housing area to Hub should be provided.

Public Transport – 5. Discussion regarding bus routes and frequency. Felt that area had good accessibility by bus compared to other areas in city.

Traffic and Parking – 4. This was difficult to score. Residential areas were dominated by on street parking but this probably meets community needs. People can park cars outside their homes – convenient. But does detract from appearance of the area.

Streets and Spaces – 3. Score linked to lack of footpaths and cycle routes. Place does not feel distinctive

Natural Space – 6. There is a lot of green space within the area.

Play and Recreation – 4. It was noted that there are a range of facilities available but a perception that they didn't necessarily meet needs of community. Amenity space next to housing not useable - no ball game signs, poorly placed seating and restricted access.

Facilities and Amenities – 5. The area is well served in quantitative terms but may not be in the right location. More could be made of the facilities at the hub – no café/place to meet.

Work and Local Economy – 2. Predominantly residential area. Limited job/business opportunities

Housing and Community – 6. Range of house types and sizes available. Housing appears to be well maintained.

Social Interaction – 6. This score appears to contradict comments under facilities and amenities.

Identity and Belonging – 4. Can't answer properly without input from local residents.

Feeling Safe – 5 Lack of separate footpaths/cycle routes mean that pedestrians are overlooked and don't feel isolated

Care and Maintenance - 4 Housing appeared well maintained. Some garden grounds in need of care

Influence and Sense of Control - 3 Can't answer properly without input from local residents.

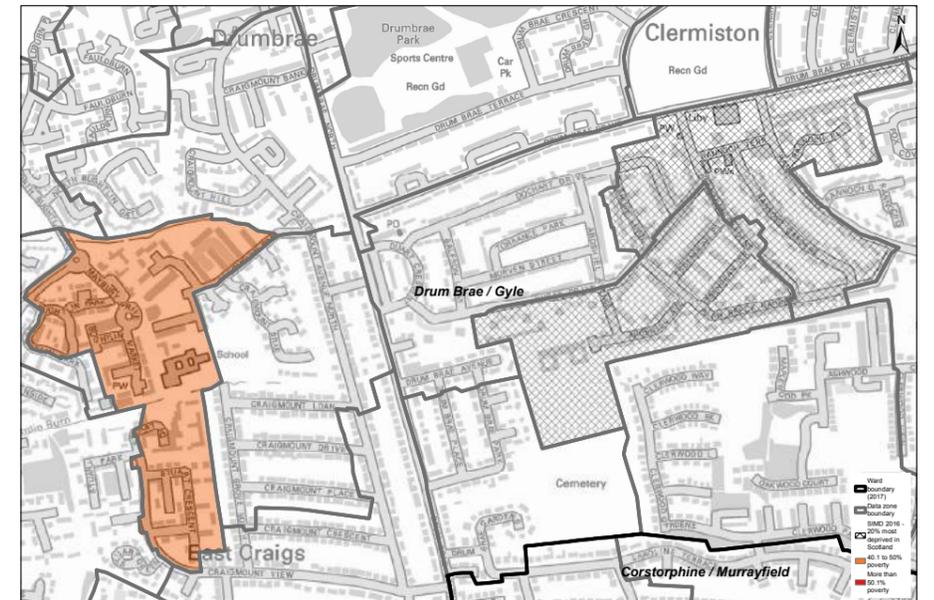
Priorities for action

Following challenging discussions, the group identified three priorities around accessibility and useability:

1. More local amenities need to be made available. For example there could be more and better use of the community health centre which was shut on the day of visit and more use of all the greenspace.
2. There are a lot of assets available. However some of them do not seem to be used that much and sometimes not maintained. There is a priority to find out from the community if and why this is the case and what community groups and networks are currently active.
3. Traffic and parking needs to be addressed

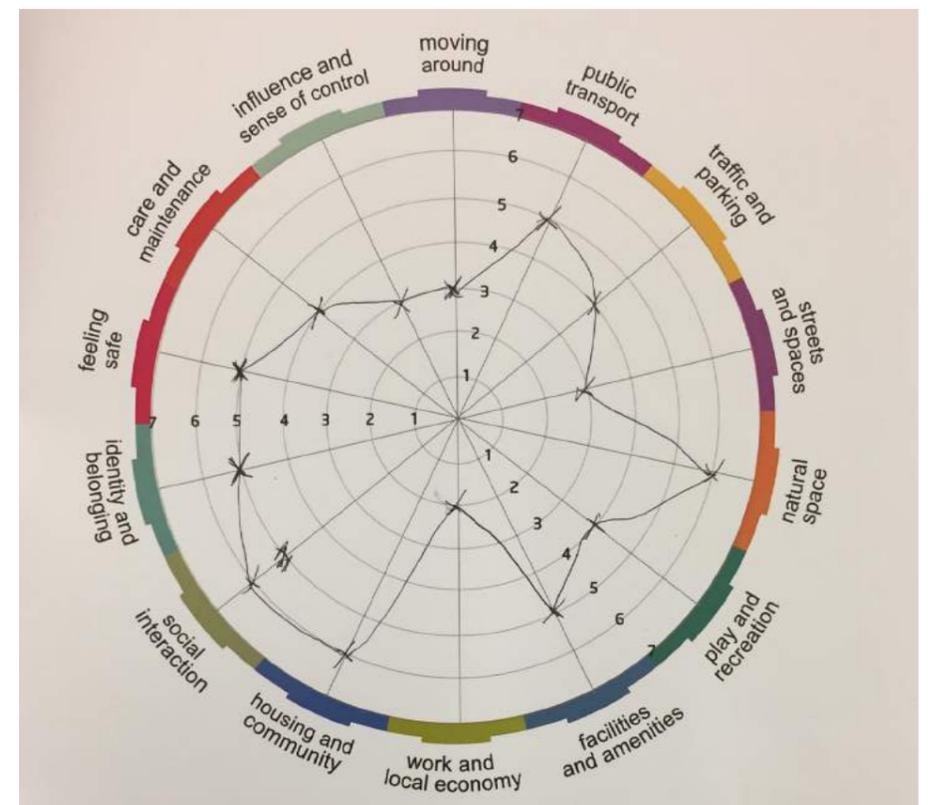
Learning point

Strong local knowledge is key. Where assets were evident on site, there were queries over quality and maintenance of them and questions about fitness for purpose, use and accessibility. Without the context of strong local knowledge, meaningful scoring of the 14 themes was challenging for this group.



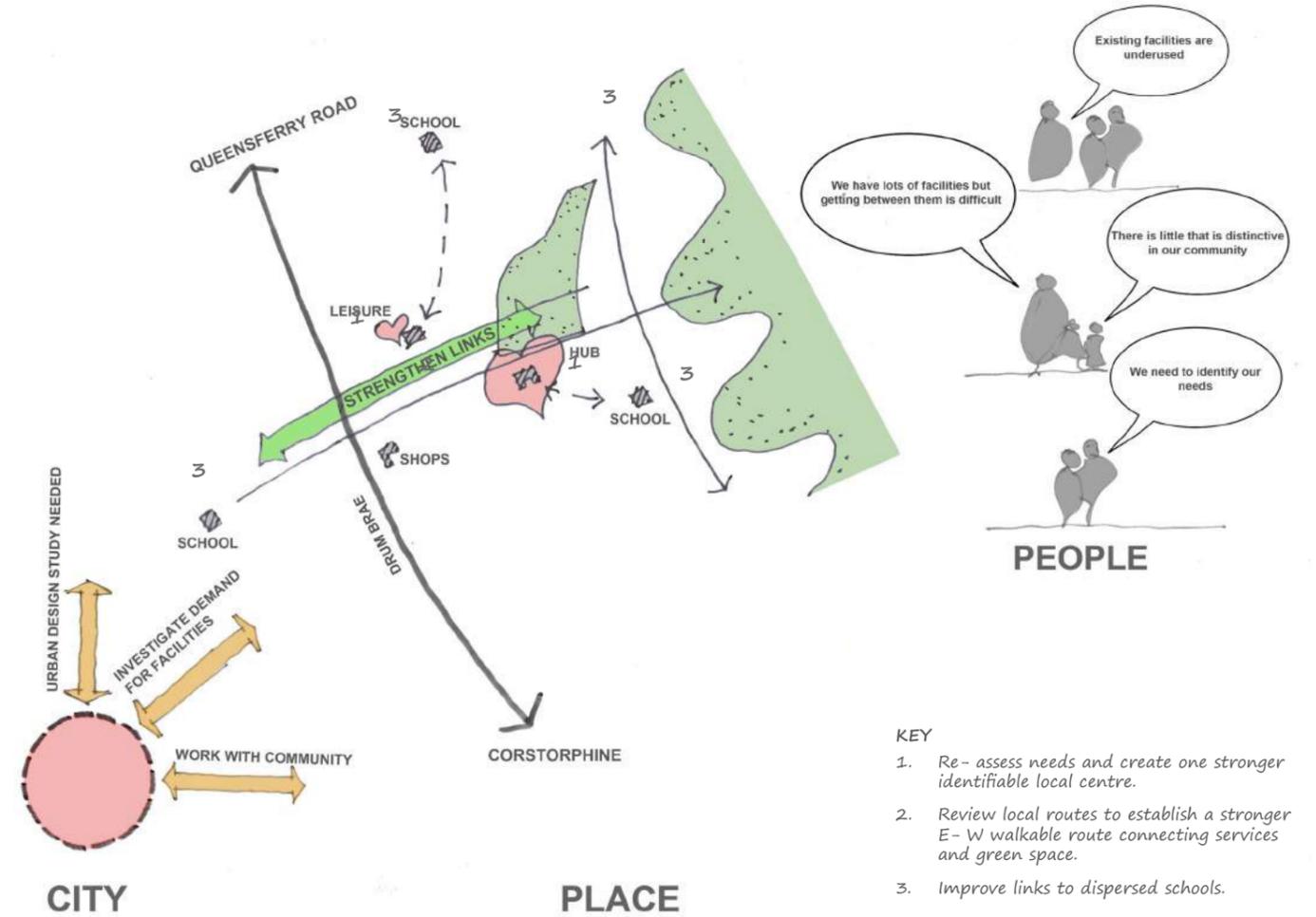
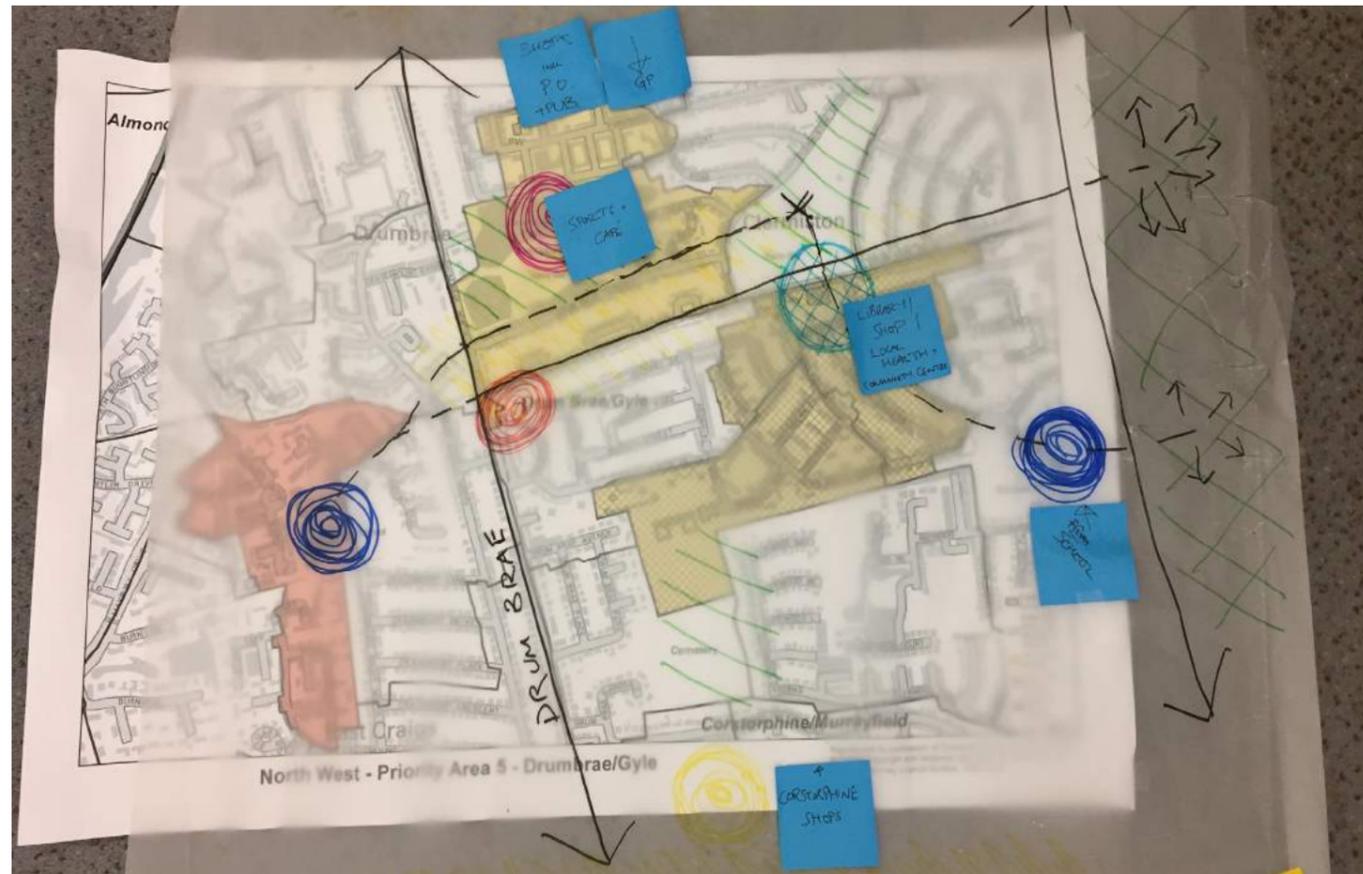
North West - Priority Area 4 - Drum Brae/Gyle

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NW focus areas and place standard assessment

Day 2



Assets

The key assets identified in the area were:

- the primary schools,
- Dumbrae local community hub
- the leisure centre
- Corstorphine hill

Target groups

The key target groups were:

- The elderly
- Young People
- Mums with children

It was identified that engagement would need to be undertaken with each group in order to find out their needs.

Opportunities for change

The following place based actions or approaches were identified:

- The area has facilities and green space however there is no focal point and facilities are dispersed, schools in particular.
- Improved links and clustering are needed to create stronger centres of gravity and to improve accessibility between facilities and to quality green space including Corstorphine Hill.
- Quality of public realm needs improving, starting with the impact of traffic and parking.
- The facilities have issues over quality, maintenance, fitness for purpose, levels of use and accessibility. Work is needed with the community, current

networks and frontline workers to better understand local needs and reasons for low usage and other issues such as poor private maintenance. Consider expanding and strengthening the role of the Leisure Centre, Drum Brae library hub (who are the target audience?) and the community health centre as more effective community anchors. Should uses be re-deployed?

- There is potential to establish a stronger east-west active travel corridor parallel to Drumbrae Drive linking the hubs and schools with one another and to Corstorphine Hill.
- There is a need to improve community accessibility to schools across major roads e.g. Drumbrae and Queensferry Road.

North East Locality Group: Restalrig: Day 1

Smallest locality in terms of population with 110,550 residents across wards including Leith; Leith Walk; Craigentinny /Duddingston and Portobello/ Craigmillar. Almost half of population is aged 25 to 49. Largest number of households from a minority ethnic background. Second largest projected growth to 2024.

NE Locality discussion

In a session prior to the visit, the group discussed the wider NE locality and noted that a redesign of services and assets would be likely to be necessary in the area to improve integration. To achieve integration of assets and services would require engagement to enable specific needs to inform wider needs and drive capital/service decisions. The desire for a bottom up approach was expressed.

What the group did

The council identified Lochend, Restalrig and Piershill as focus areas. The group planned a route that would enable them to experience different aspects of the local area: greenspaces, busy roads and commuter routes, residential areas, and community assets such as shops, local schools, pubs and community gardens. There was a good mix of people and most knew the areas well in professional capacity or as residents/volunteers. One person in the group had a particularly in-depth knowledge of the Piershill area, others were able to provide some background knowledge on the Restalrig community gardens. The group spoke to two local residents in Piershill who had lived in the area for a number of years.

Place Standard assessment

Discussion points as part of the scoring process for each of the 14 themes.

Moving around: (2) Plenty of routes for walking but priority given to cars. Junctions particularly bad, forcing pedestrians to walk a long way. No priority to cyclists. Old railway line cycling route poorly maintained. Greenspace walks pleasant (where available) in daylight.

Public transport: (5) Number of good quality bus routes (regular) and not so good (irregular). Poor walkability makes it likely these are not as accessible to older people or people

with disabilities. No transport 'hub' so difficult to score regarding facilities.

Traffic and parking: (2). Very car-dominated. Some good parking solutions in Lochend but insufficient as signs ask people not to park on the grass verges. All road safety measures appeared to favour drivers rather than pedestrians or cyclists.

Streets and Spaces: (4) Lots of discussion with disparate views leading to an average score. A number of public spaces and buildings provide a positive atmosphere. However, also a number of derelict, abandoned and unmaintained spaces/places that had a negative effect.

Natural space: (4) Lochend park provides major area of greenspace for daytime. Well kept, signposted and largely accessible once there. However routes to the park not accessible or clearly signposted. Large number of private rear gardens well looked after. However, front lawn and public-owned greenspaces not so well maintained.

Play and recreation: (3) Significant lack of play and recreation areas for younger people and families outside of Lochend park (the park itself only caters for certain ages).

Facilities and amenities: (4) Good number of shops, pubs and other facilities with no obvious empty properties. Mostly traditional 'corner' shops with little to support a healthy lifestyle. A number of sporting and exercise facilities within the area but there could be a cost and access barrier to the majority of local residents.

Work and local economy: (5) Overall feeling that there are significant employment opportunities albeit with a focus on retail. Good bus routes provide easy access to city centre. Couldn't agree that there was a thriving local economy as there was a shortage of locally-owned businesses

in the area. However, this was a residential area and we wondered what the expectation would be of an area like this.

Housing and community: (4) Good variety of housing stock and a balance of publicly and privately owned properties. However, housing was not a positive feature of the area with obvious signs of neglect.

Social interaction: (5) Difficult to score but group felt the range of amenities and facilities aided social interaction as well as the local park and community gardens.

Identity and belonging: (5) Again difficult to score without members of the community. However, it was felt that there was a history associated to the area.

Feeling safe: (3) Safety appeared to be a significant issue with much reporting on recent violent incidents. In a group, during the day the area felt reasonably safe. However, poor maintenance and lack of lighting in greenspace areas looked to be an issue.

Care and maintenance: (3) Some areas were well maintained (Lochend park) by the local authority and by local residents (Community gardens) and effort was being made by local residents to upgrade their area (Piershill). However, overall there was significant dog fouling, graffiti, litter, and broken stairwell windows within the area.

Influence and sense of control: (4) Difficult to score without community participation. Group had some local knowledge of community groups trying and failing to make changes to the local area due to public/private ownership.

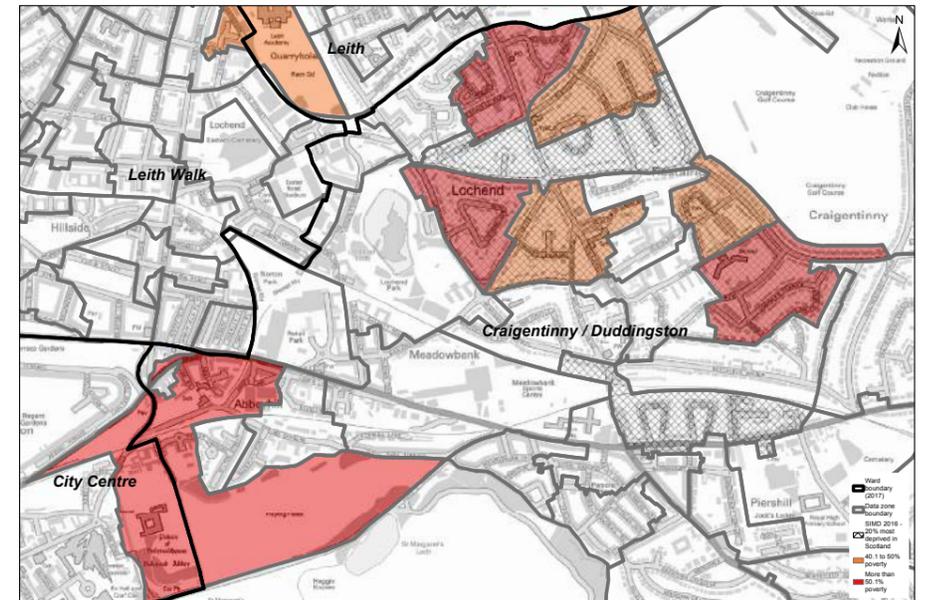
Priorities for action

Three Priorities were identified:

1. Moving around for pedestrians giving access to local assets and avoiding traffic and parking issues
2. Care and maintenance and feeling safe (small issues having a bigger than average impact on local area – weather, dog fouling etc.)
3. Social interaction – although this scored quite highly the group felt this underpinned successful change

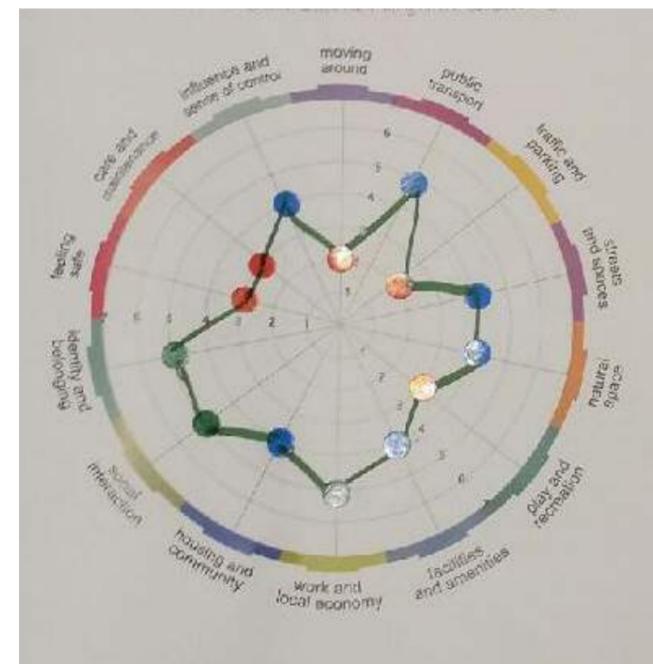
Learning point

Regarding use of the tool – the score alone is not enough to tell the story- recording narrative is important particularly where there are differing opinions across a group.



North East - Priority Area 2 - Craigentinny/Duddingston

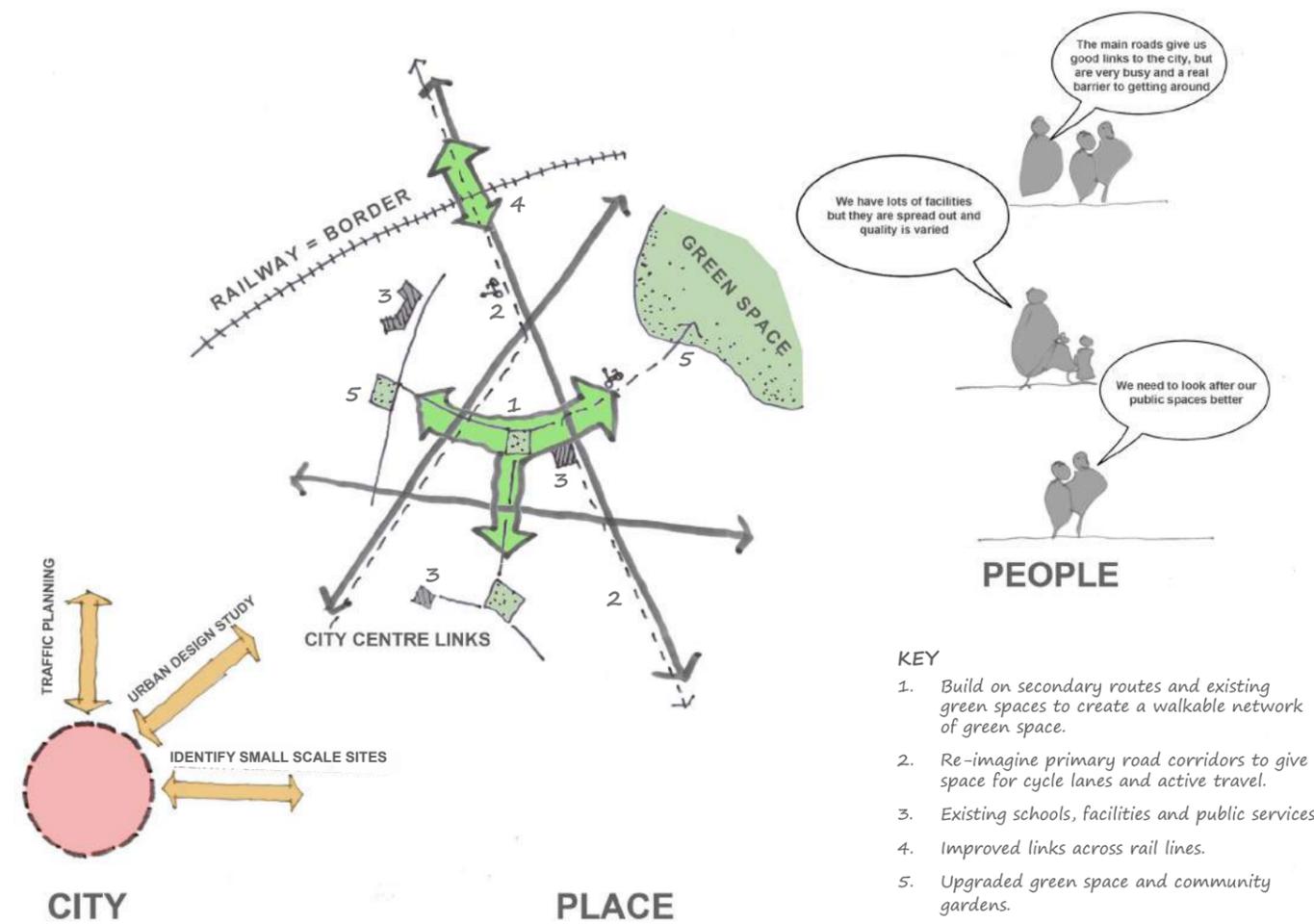
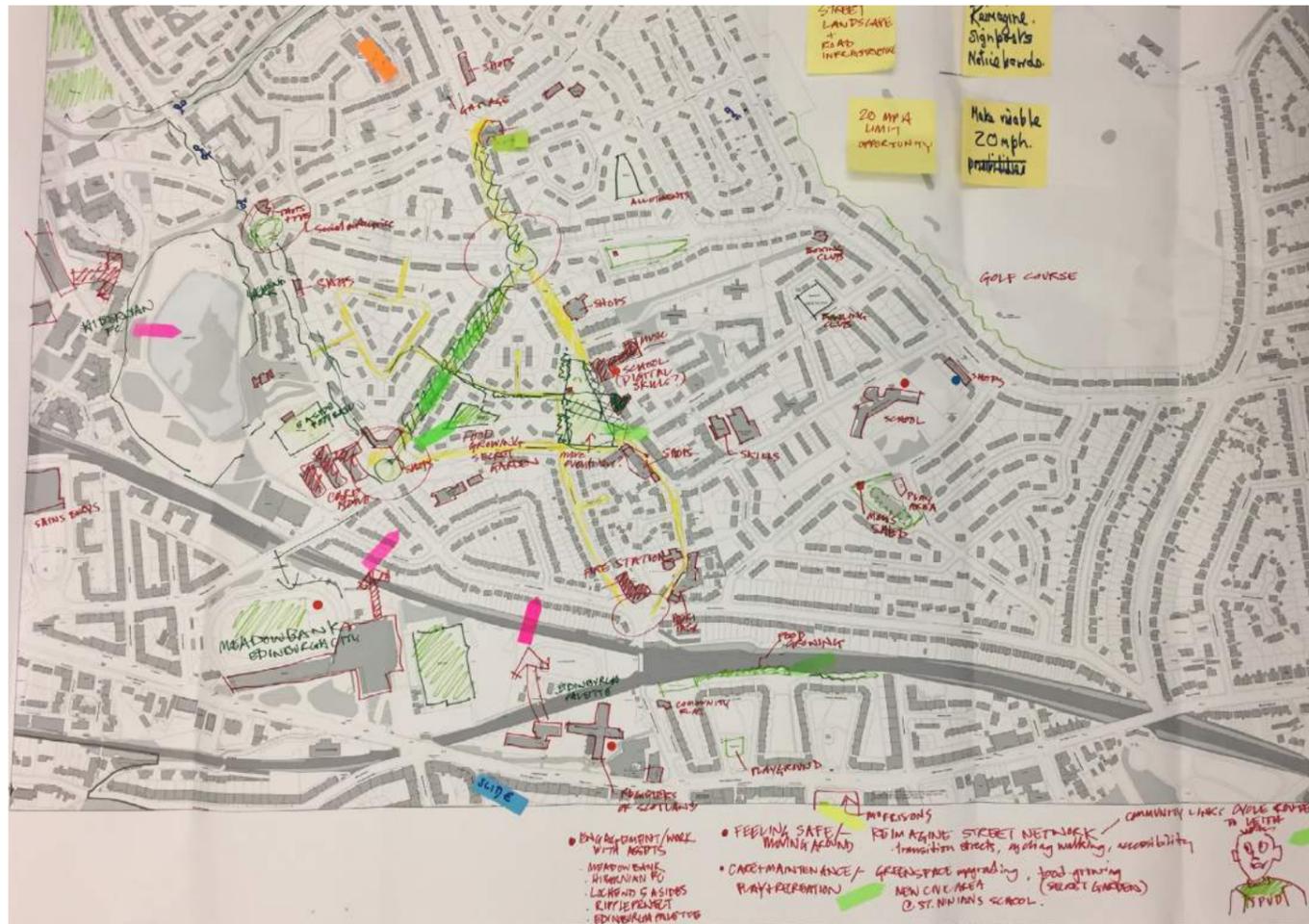
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^ **Focus areas**
Map showing focus areas around Lochend, Restalrig and Piershill

< **NE place standard assessment**

Day 2



Assets

- See Public buildings and green spaces as marked on the map below.

Target groups

The key target groups were:

- Young mothers
- Older people
- People with disabilities
- Men aged 35-54 (primary focus of discussions)

The group focussed on one 45 year old man (called Spud!) who has a history of drug, alcohol and mental health issues who lives in the most isolated part of the estate.

Opportunities for change

The following place based actions or approaches were identified:

- Create 'green corridors' within the area to link residential areas with the greenspaces and community assets. This would be done via signposting, upgrade of paving, traffic-calming measures, planting, making better use of public spaces.
- Skills based training for community members was highlighted as an area for exploration. This would link with community assets such as the local football clubs (Hibs and Edin City), facilities (5-a-side, Meadowbank) and Ripple project.
- Green space upgrading including improved maintenance, new civic space at St Ninians School, opportunities for food growing and community gardens.
- Re-imagine the street network and re-prioritise the large primary carriageways to make way for walking and cycling. Cycle route to Leith.
- Better community links by building on strong secondary frameworks of streets and green spaces to better link people, existing dispersed facilities and parkland.
- Encourage infill development to intensify use of local facilities and improved routes.
- Strengthen the urban function of nodes other than as traffic hubs.
- Build on the strengths of successful local projects such as Urban Eden.
- Tackle barrier created by rail lines to break down barriers between communities.

KEY

1. Build on secondary routes and existing green spaces to create a walkable network of green space.
2. Re-imagine primary road corridors to give space for cycle lanes and active travel.
3. Existing schools, facilities and public services.
4. Improved links across rail lines.
5. Upgraded green space and community gardens.

South East Locality Group: Gracemount: Day 1

Second largest locality with 126,148 residents across wards including City Centre; Liberton / Gilmerton; Southside / Newington; Meadows / Morningside. Largest percentage of households on low incomes (23.5%). Largest proportion of persons aged 16 – 24 (40.3%). More than half of the city's students. Highest private-rented. Maintenance of the City Centre key to city's perception and reputation.

SE Locality discussion

In a session prior to the visit, the group discussed the wider SE locality and noted the importance of finding the right scale for community discussions, where a sense of belonging exists. Importance of speaking to, not about communities and not making assumptions. Multiple strategies needed to enable collaboration in different types of places. Opportunities to engage need to be presented to people in the right way. Building relationships and trust is vital.

What the group did

The council had identified Gracemount, Southhouse, Burdiehouse, Hyvots and Ferniehill within the locality. The group focussed on Gracemount due to the recent and legacy social housing and for its role as a local centre with concentration of local facilities. Planned route for the study tour was from Lasswade Road (taking in the 21 Century Homes development) through Gracemount, with a short detour to Southhouse, then to Captain's Road.

Place Standard assessment

Discussion points as part of the scoring process for each of the 14 themes.

Moving Around – 3 Not conducive for cycling: lots of cars, congestion, busy main roads. No safe routes to school. Footpaths not well maintained. Route recommended for cycling is not good to cycle. No signposting to amenities. But no cul-de-sacs. Access to public transport possibly difficult for those with limited mobility.

Public Transport – 6 Regular buses on all main roads. In and out of city is good, across is harder – 18 infrequent. Accessibility difficult – getting from home to the main road for older people and limited mobility. Growing elderly demographic. Overall the PT system is really good.

Traffic and Parking - 3 Parking a major issue due to school/community centre etc hub. Speed camera on Lasswade Road?

Streets and Spaces - 2 Higgedly-piggeldy environment – poor legibility. "I could have been anywhere". Only feature is the Mansion House. Poor maintenance of environment – lots of litter. Unappealing environment.

Natural Space – 5 Walled garden is a key natural space and is safe for children. Lots of green space around Mansion House appears quite 'left over'. Others overgrown. Lots of potential but needs to be harnessed. Less green in rest of Gracemount, eg lacking in 'centre' around amenities, car parks dominate.

Play and Recreation – 4 Leisure centre and walled garden provide opportunities. School pitches are used– but by whom? Behind fences. Underused. Local people use the leisure centre but it is paid. Not so many opportunities for free play. Mansion House has a pitch. Skate park at burn is Burdiehouse (another 'territory'). Problems with kids on motorbikes.

Facilities and Amenities – 6 Facilities are there but underused

Work and Local Economy – 2 Very limited for local people. No evidence of initiatives to encourage local people into local work eg apprenticeships etc

Housing and Community - 5 Gracemount 21st C Homes is a small area with mix of private and social housing – an improvement though not representative of the wider housing provision. Mix is flats and terraced housing in the area. Waiting lists for housing. Investment in new housing is very positive – contrasts with remaining high rises in the midst of green space. High rises are popular though. Building of further low rise social housing to infill some green was

seen as 'threatening'/allowing anti-social behaviour/too uncontrolled. The area is a 'work in progress'.

Social Interaction – 6 Opportunities at community hub, gardens, Mansion House – query actual use? Good engagement with walled garden. Poor design and lack of coherence of 'centre' inhibited positive social interaction. Gracemount Drive(?) had a reputation as 'hotspot' for anti-social behaviour at night, inhibited visiting

Identity and Belonging – 5 Strong sense of the area as an individual entity – localised approach. Individual villages within the wider area. Is that a positive or a negative? Strong territoriality. Strong sense of identity– but is it positive? Action would be to try to build further on the positive aspects of the local identity.

Feeling Safe – 3 Need to ask people/ different groups who live there. Some spaces overlooked – others not. No clear sightlines for pathway past school and old shops. Issues of congestion/ parked cars/road safety at school. No-go areas at night (historical police feedback). Youth congregations on street corners. Gracemount Drive perceived by local people as a 'hot spot' however this is also the main thoroughfare/service concentration affecting other communities. Crime stats and local perceptions need to be checked. Local fears due to incidents – but there are worse spaces. Vacant yards/properties/open ground. Vandalism of 21st C improvements.

Care and Maintenance – 2 Litter and dereliction issues. Mansion House could be a real opportunity. Not much pride in the local environment

Influence and Sense of Control – 1 Only 3 community attendees at a recent community meeting. Engagement apathy – disengagement. Places where people might come together, eg around facilities, is also the place where people currently

feel most at risk. Lack of self-esteem | empowerment in environment. Empowering local community to take responsibility?

Priorities for action

Three Priorities were identified:

1. Getting to the right people - Converting local pride and sense of belonging into action.
2. Quality of streets – moving around/ traffic and parking/ safety – whole streets, public open spaces and path network to address. Neglect/ Run down spaces /vacancy. Lack of coherence. Improving links at different scales.
3. Employability- Local jobs/skills, training opportunities.

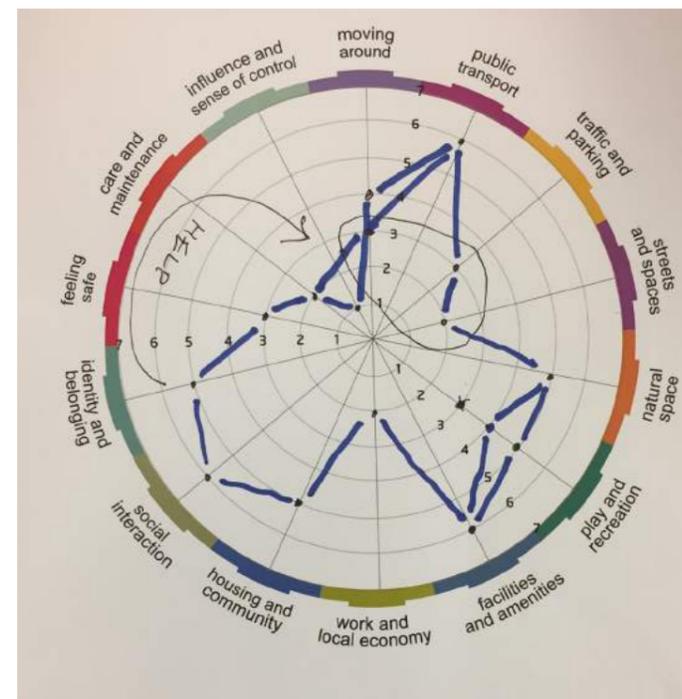
Learning point

Given the degree of change in the area, the group found the time available insufficient for discussion



South East - Priority Area 2 - Liberton/Gilmerton

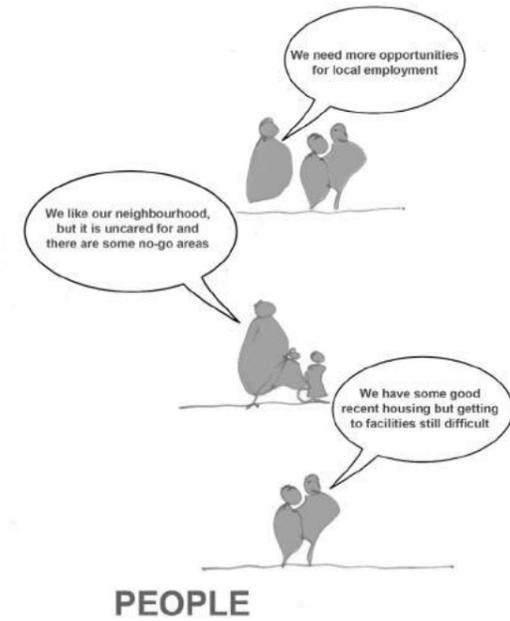
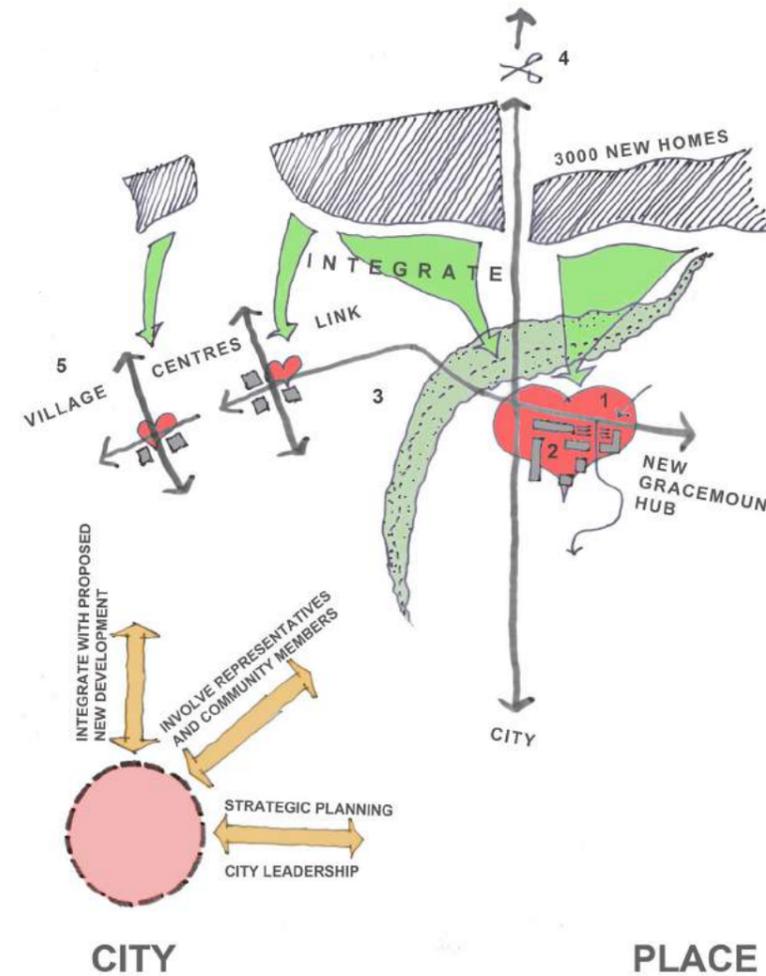
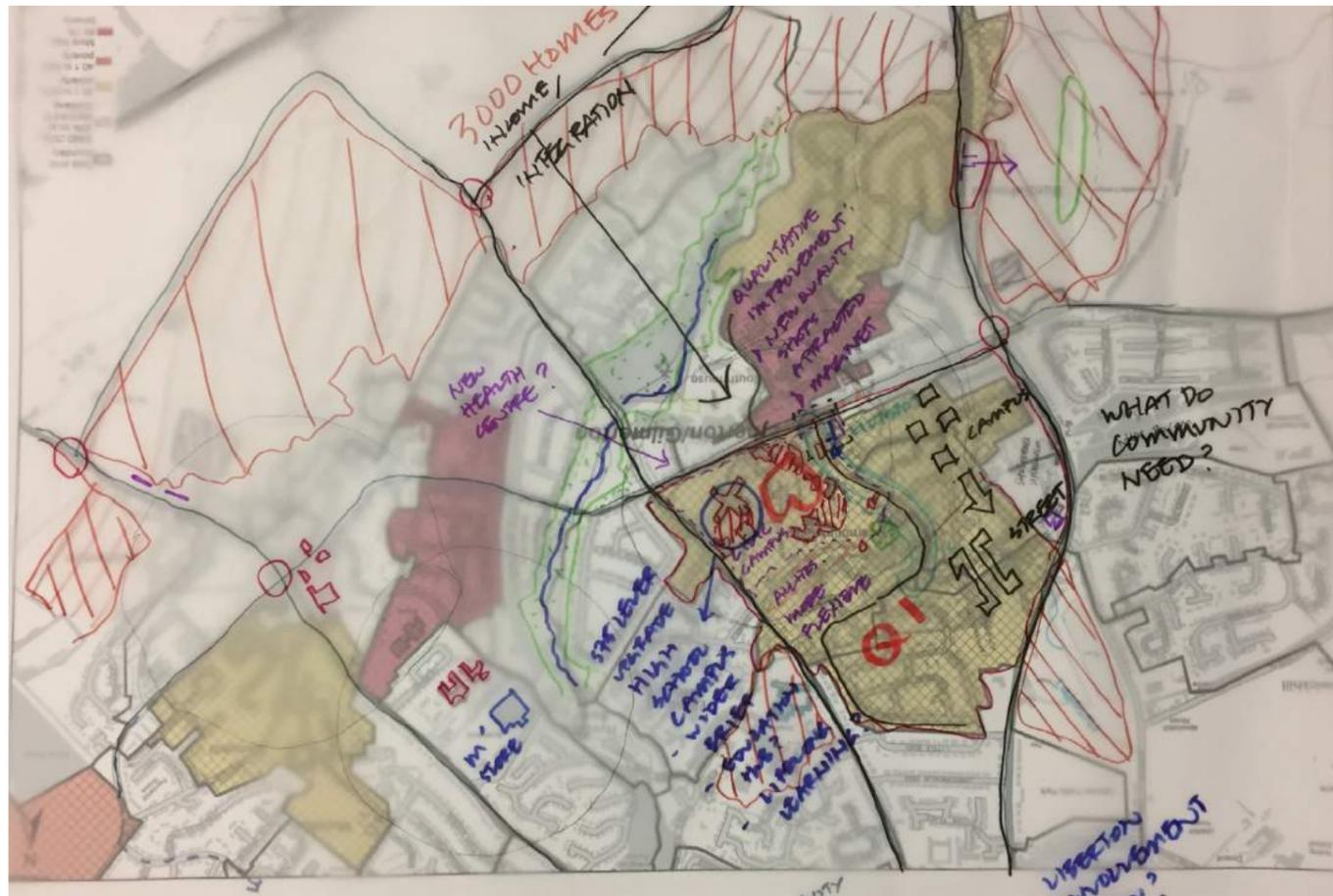
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^ Focus areas
Map showing focus areas

SE place
< standard
assessment

Day 2



KEY

1. Proposed regeneration of local retail offer, existing square and local employment opportunities.
2. Proposed transformed and more coherent education campus.
3. Overcome social divide with burn corridor working better for all.
4. Risk to overcome of spend leaking to out-of-town retail.
5. Upgrade linked and adjoining smaller village facilities and centres.

Assets

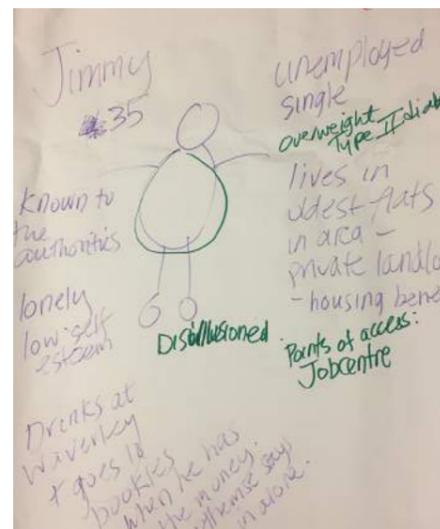
- See Public buildings and green spaces as marked on the map below:

Target groups

The key target groups were:

- Elderly
- Young People
- People who use the facilities at Gracemount
- Local shop owners
- Working age unemployed
- 40+ age group

The group spend time discussing 'a day in the life' of two members of target groups, 'Jessie' and 'Jimmie'. Personas illustrated in images to right.

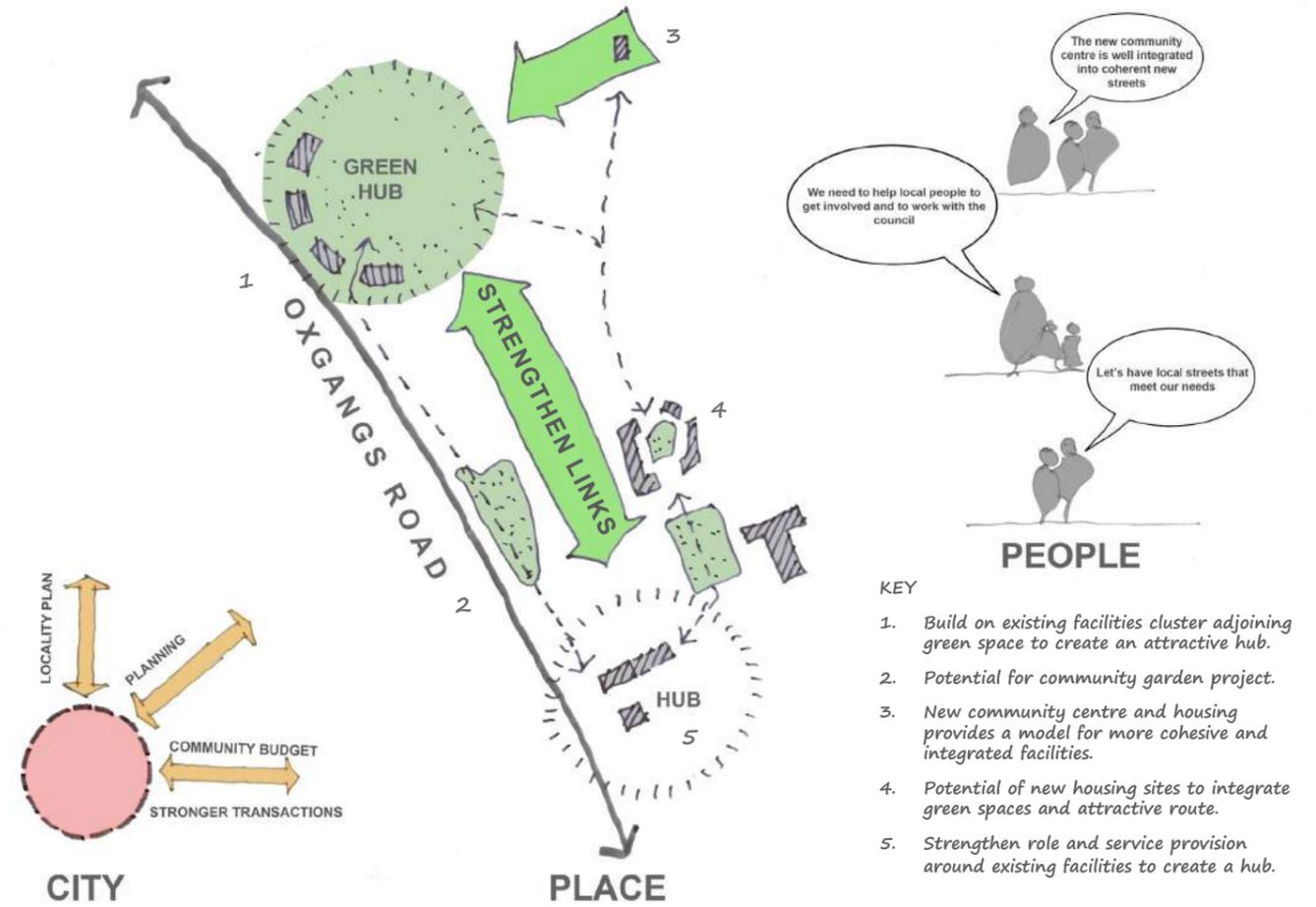


Opportunities for change

The following place based actions or approaches were identified:

- Engage with the community using PS at neighbourhood scale: to ascertain needs.
- Build on the opportunity created by 3000 new homes in the area.
- Strengthen the role of Gracemount as a service, retail and employment hub for the enlarged population and including facilities and opportunities for target groups.
- Regenerate and renew facilities and adjoining streets to improve service provision and remove perceptual and physical barriers to accessibility e.g. antisocial behaviour e.g. traffic and parking e.g. poor physical condition.
- Improve walking and cycling routes linking homes, local services and green spaces including tackling the 'barrier' created by steep topography affecting elderly and mums with buggies.
- Expand role of planned new high school and community campus as a learning hub including lifelong learning and training and capacity for local business start-up.
- Strengthen smaller scale facilities provided at adjoining 'village' centres.
- Tackle blighting effect of vacant, overgrown and poorly maintained sites.

Day 2



Assets

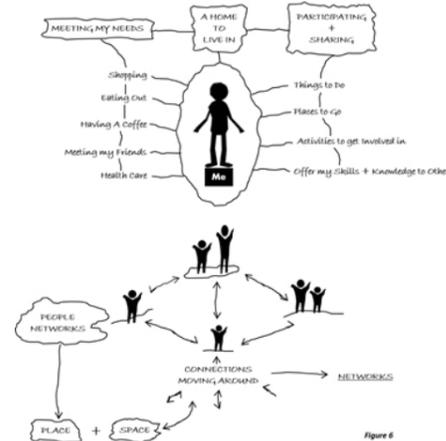
The key assets identified in the area were:

- Library has capacity to change – has Mobile Library Garage below = opportunity.
- Community Centre has capacity but there are issues over running the facility.
- Neighbourhood Centre
- Schools
- See Public buildings and green spaces as marked on the map below.

Target groups

The group felt people need to be at the heart of everything. No particular personas identified, preferring to reflect and respect all different household types – Families; Single People; Single Parents; Same Sex Households; etc.

- Places + Spaces - Connecting people to where they want to go
- Formal + Informal - routes to EMPLOYMENT
- Skill Sets / Training / Education
- How much do we ask the local people / communities? Need to have clear boundaries (about what it is we are doing before starting a discussion with local people.



^ Record of groupwork

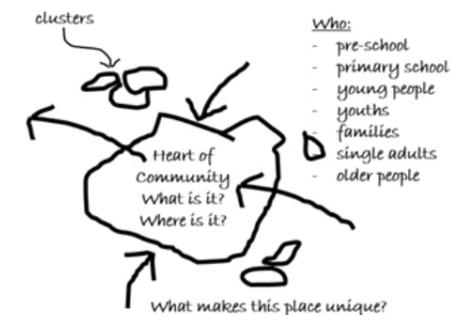
Opportunities for change

The following place based actions or approaches were identified:

- Cluster Campus approach - Not about trying to cram everything into the cluster, but meeting local needs. What Can't the community live without? What is Essential?
- Build capacity and voice for the community to prioritise needs: participatory budgeting.
- Strengthen role and function of community services to form two distinctive clusters.
- Build on new development and green space opportunities as part of creating 'green links' between clusters.
- Build on success of new community centre as an integral part of cohesive new streets.
- Upgrade street experience: people first. Connecting people to

where they want to go. Making the connections easier and more coherent.

- Review service provision and seek partnerships. Need honest conversations about what each partner is willing/able to do. Identify opportunities to share services and assets.
- Education a priority – links between high school and local area. Reimagine as centre for excellence.



^ Record of groupwork

