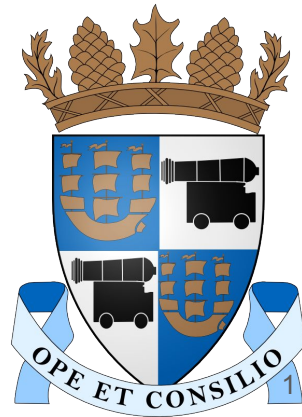


Powerleague Portobello Sale - consultation results

Portobello Community Council
October 2017



Context

- Various committees of City of Edinburgh Council (CEC) have agreed to market the Westbank St Powerleague site, to gain a capital receipt to put toward funding of a redeveloped Meadowbank complex
- CEC undertook a survey and a series of focus group meetings, following a Participation Request made by Portobello Community Council
- The survey was based around the parameters of the land sale and development brief
- As such Portobello Community Council ran our own survey, addressing issues of community interest not covered by the city council's survey
- The survey was completed by 570 people, with results summarised on the following slides; full anonymised results at: goo.gl/cDTkkQ

Summary

- The community strongly disagrees with the council's proposal to sell the land at Westbank Street for development and to split the proceeds between Meadowbank and Powerleague. The primary reason is the loss of the recreational facilities, with the gymnastics facilities and softplay being of particular importance. Whilst the re-development of Meadowbank is felt to be important, that is trumped by the value of retaining recreational facilities in Portobello for the amenity they provide as well as the importance of such facilities for the health and wellbeing of the population.
- A good number of respondents referred to the fact that the site is zoned as open space and the 'promise' that the site would be retained as recreational following the demolition of the swimming pool.
- Many expressed the view that there is no need for more housing given the number of other new developments in the area and that a development of this size would place undue pressure on local services like schools and doctor surgeries, alongside the impact of increased traffic, pollution and parking.
- In terms of alternative approaches to the sale, 41% said they would like to see the status quo remain, whilst 51% indicated support for a halt to the sales process in favour of a community-led development approach.
- Were the site developed, the community would support sport or recreational facilities on the site, open space and civic uses like doctors surgery, dentist, nursery. There would be strong objection to large scale commercial development like a supermarket, hotel, student accommodation or retirement flats. Opinion re housing is more mixed with the majority objecting to housing but opinion split regarding affordable housing. Opinion is also more mixed regarding small scale commercial development like shops, cafes, bars, etc.

Q1: In principle

“Powerleague wish to get out of their lease, while Edinburgh Council have agreed to market the site to part fund the redeveloped sports facilities at Meadowbank. A portion of the proceeds will be retained by Powerleague. In principle do you agree with the sale and development of the site to fund Meadowbank?”

Strongly Disagree

55%

Disagree

24%

Neutral

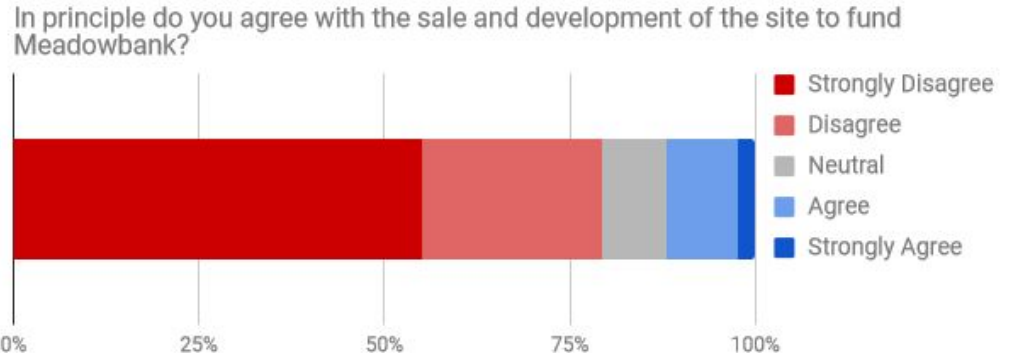
9%

Agree

10%

Strongly Agree

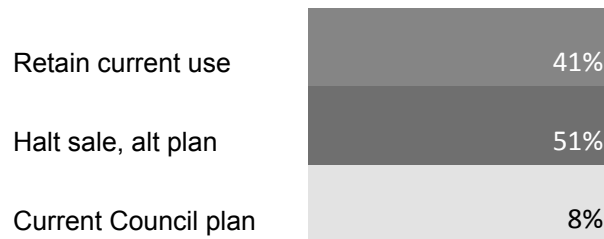
2%



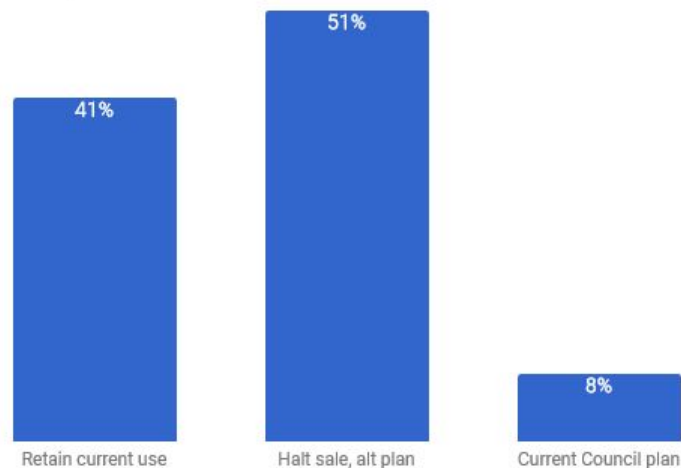
Q2: Development preference

“Various committees of Edinburgh Council have already agreed to market the site, with final decision on a sale to be decided by Councillors. Which one of the following three proposals would be your preference:”

Alt plan: “Halt the sale and look into an alternative community-led approach (e.g. Scottish Government ‘Making Places’ initiative)”



Development preference



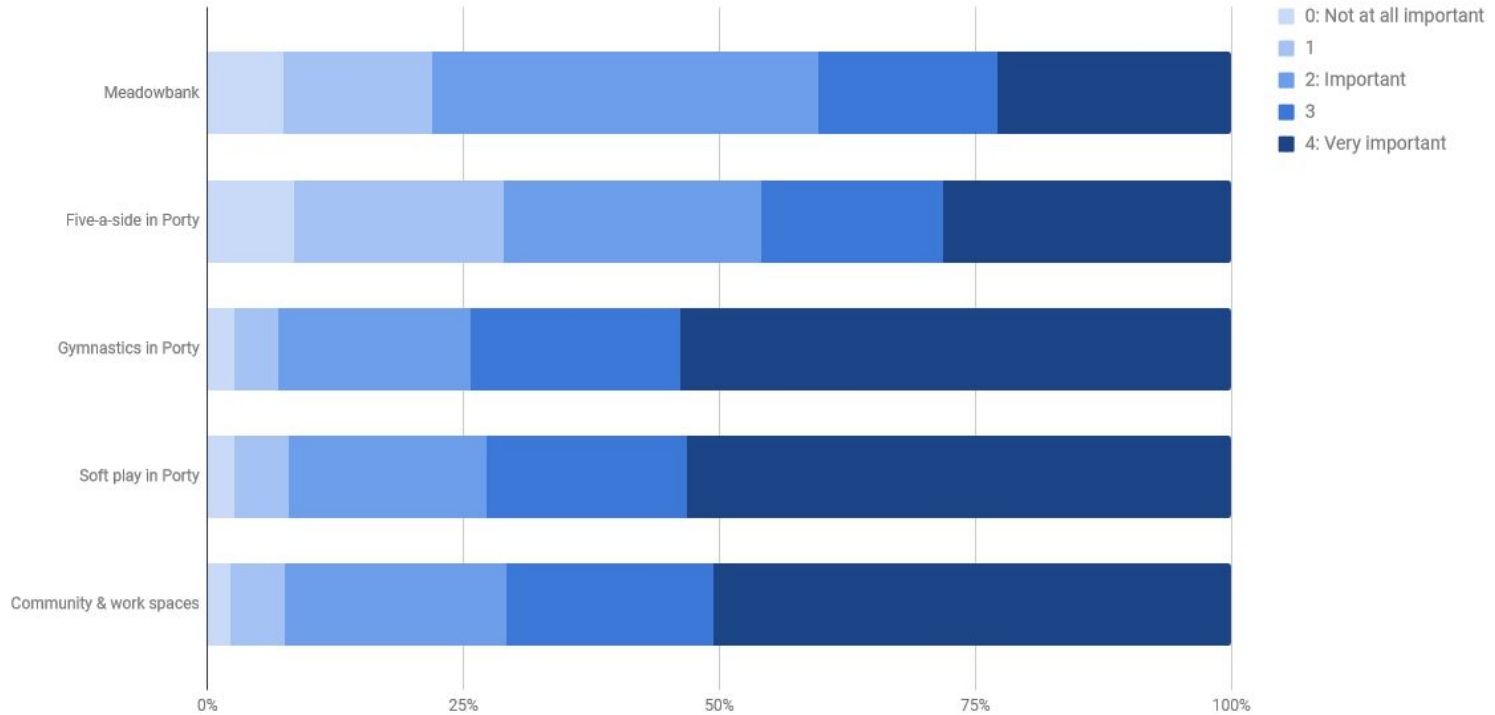
Q3: Facilities

“Please rate the importance of the provision of the following facilities”

	0: Not at all important	1	2: Important	3	4: Very important
Meadowbank	7%	14%	38%	17%	23%
Five-a-side in Porty	9%	20%	25%	18%	28%
Gymnastics in Porty	3%	4%	19%	20%	54%
Soft play in Porty	3%	5%	19%	20%	53%
Community & work spaces	2%	5%	22%	20%	51%

Q3: Facilities

Importance of facilities provision



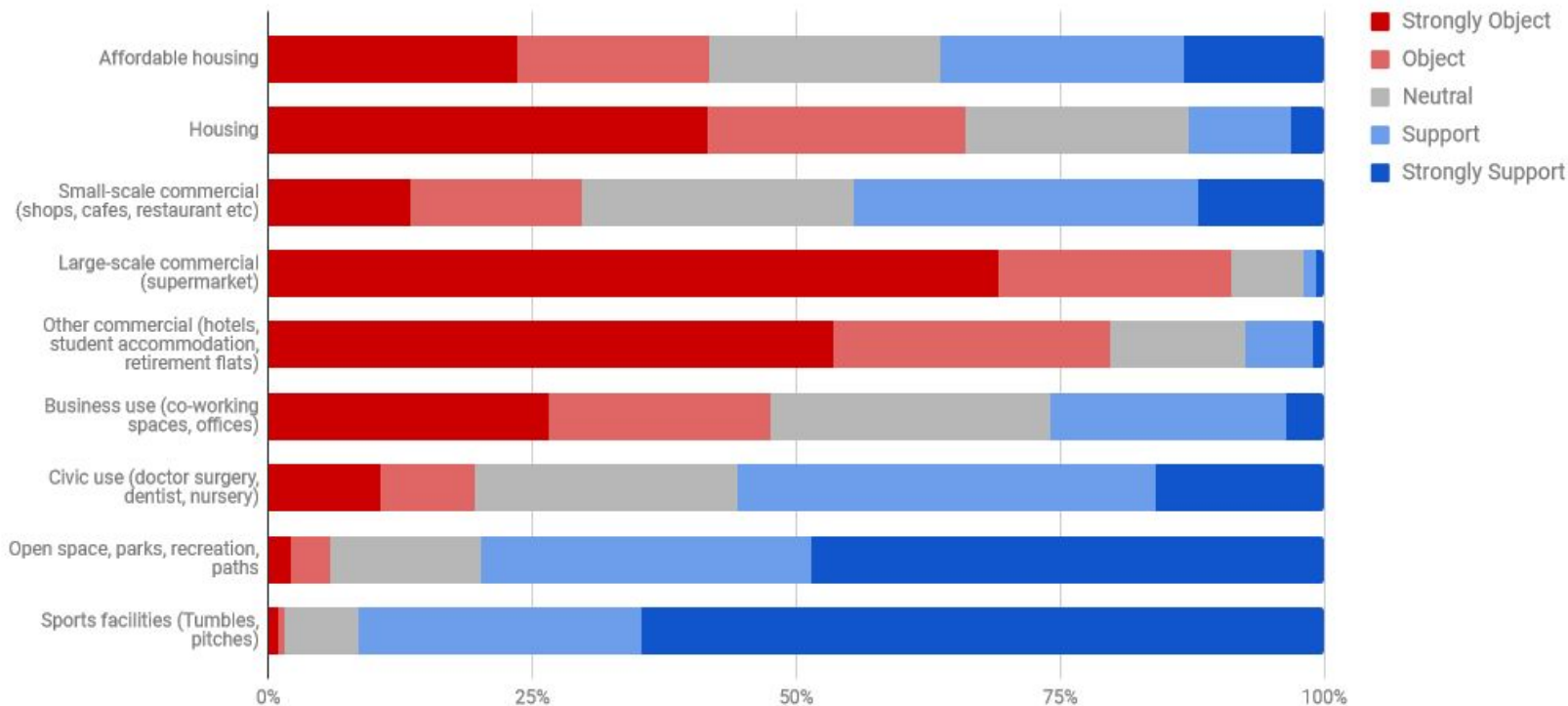
Q4: Uses on a redeveloped site

“Which of the following uses would you support on a redeveloped site?”

	Strongly Object	Object	Neutral	Support	Strongly Support
Affordable housing	23%	18%	22%	23%	13%
Housing	42%	25%	21%	10%	3%
Small-scale commercial (shops, cafes, restaurant etc)	13%	16%	26%	33%	12%
Large-scale commercial (supermarket)	69%	22%	7%	1%	1%
Other commercial (hotels, student accommodation, retirement flats)	54%	26%	13%	6%	1%
Business use (co-working spaces, offices)	27%	21%	27%	22%	4%
Civic use (doctor surgery, dentist, nursery)	11%	9%	25%	40%	16%
Open space, parks, recreation, paths	2%	4%	14%	31%	49%
Sports facilities (Tumbles, pitches)	1%	1%	7%	27%	65%

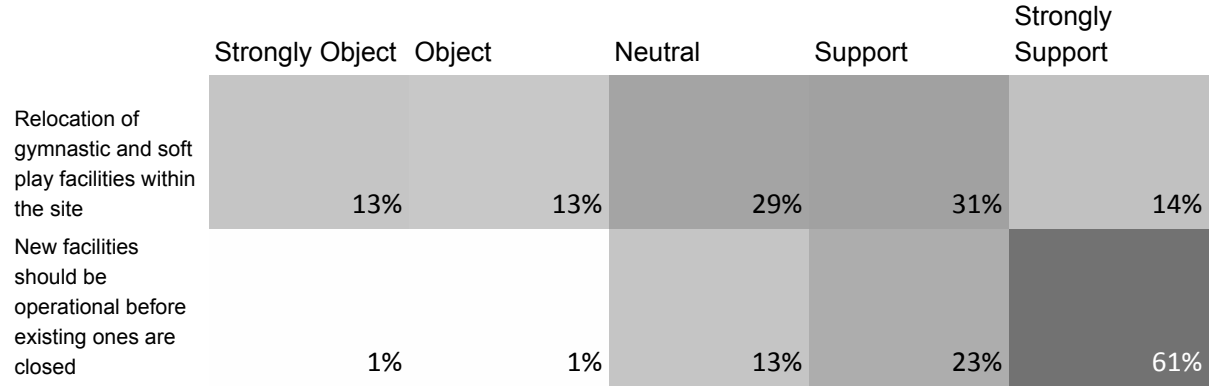
Q4: Uses on a redeveloped site

Which of the following uses would you support on a redeveloped site?



Q5: Relocation of Tumblers

“On a redeveloped site it might make commercial sense to relocate the gymnastic and soft play facilities currently provided in the Tumblers building on the Prom. How do you rate...”



Relocation of Tumblers

