

<b>Category of total discounted cost by funding source</b>	<b>£m</b>
LUF Funding	£16.49
Other Public Sector Funding	£363.51
Private Sector Funding	£413.00
<b>Total</b>	<b>£793.00</b>

### **Assumptions**

example - price base year

## Category of benefit

Scenario	Do minimum			Partial investment			Full investment		
Economic impact (£m)	Edinburgh	Edinburgh City Region	Scotland	Edinburgh	Edinburgh City Region	Scotland	Edinburgh	Edinburgh City Region	Scotland
<b>Construction phase</b>	<b>£16</b>	<b>£17</b>	<b>£24</b>	<b>£51</b>	<b>£54</b>	<b>£39</b>	<b>£162</b>	<b>£173</b>	<b>£125</b>
...Construction impact	£16	£17	£24	£51	£54	£39	£162	£173	£125
<b>Operating phase</b>	<b>£6</b>	<b>£6</b>	<b>£4</b>	<b>£61</b>	<b>£54</b>	<b>£49</b>	<b>£316</b>	<b>£287</b>	<b>£260</b>
...Occupation of commercial space impact	£0	£0	£0	£37	£31	£28	£176	£166	£169
...Additional household expenditure impact	£5	£5	£3	£18	£15	£12	£54	£47	£37
...Visitor expenditure impact	£0	£0	£0	£0	£0	£0	£67	£50	£28
...Additional Council Tax revenue	£1	£1	£1	£6	£8	£9	£19	£24	£26
<b>Total value of benefits</b>	<b>£22</b>	<b>£23</b>	<b>£28</b>	<b>£112</b>	<b>£108</b>	<b>£88</b>	<b>£478</b>	<b>£460</b>	<b>£385</b>

Scenario	Do minimum			Partial investment			Full investment		
Jobs	Edinburgh	Edinburgh City Region	Scotland	Edinburgh	Edinburgh City Region	Scotland	Edinburgh	Edinburgh City Region	Scotland
<b>Construction phase (PYEs)</b>	<b>231</b>	<b>240</b>	<b>316</b>	<b>800</b>	<b>800</b>	<b>600</b>	<b>2,700</b>	<b>2,800</b>	<b>1,900</b>
...Construction impact	231	240	316	800	800	600	2,700	2,800	1,900
<b>Operating phase (FTEs)</b>	<b>415</b>	<b>329</b>	<b>249</b>	<b>2,800</b>	<b>2,400</b>	<b>2,100</b>	<b>16,500</b>	<b>13,600</b>	<b>10,900</b>
...Occupation of commercial space impact	0	0	0	1,300	1,100	1,000	5,800	5,200	5,200
...Additional household expenditure impact	386	291	206	1,300	1,100	800	4,200	3,500	2,600
...Visitor expenditure impact	0	0	0	0	0	0	5,900	4,200	2,300
...Additional Council Tax revenue	29	38	43	200	200	300	600	700	800
<b>Total value of benefits</b>	<b>646</b>	<b>569</b>	<b>565</b>	<b>3,600</b>	<b>3,200</b>	<b>2,700</b>	<b>19,200</b>	<b>16,400</b>	<b>12,800</b>

## **Assumptions**

Net present value gross value added over a 40-year period

<b>Funding Sources</b>	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>	<b>2024-25</b>
UKG Funding Sought				£0.00
Local Authority Contribution				£0.00
Third Party Contribution				
<hr/> Total				£0.00

**Total**

£16,482,845.00

£1,831,427.00

£0.00

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£18,314,272.00

Cost heading	Costs (£)	Date Estimated	Status
<u>Pre development</u>			
Procurement		Q2 2021	
Prelim design		Q3 2021	
Detailed design, statutory consents and professional fees		Q4 2021	
Client contingency		-	
<u>Gas Holder</u>			
gas holder site decontamination		Q3 2022	
Restoration of historic structure			
Main contractors prelims		Q4 2022	
Main overhead and profit			
Client contingency		-	
	Sub Total		
<u>Wider Site Works</u>			
Detailed Site Investigations (13,741 sqm)			
SI mobilisation			
Risk assesment		Q2 2022	
Regulation liaison			
Remediation Implementation			
Retaining walls			
Main contractors prelims		Q4 2023	
Main overhead and profit			
Client contingency			
	Sub Total		
Client Optimism Bias and Inflation			
	Total	£	18,314,272.00

<b>Works Activity</b>	<b>Dates</b>	
	<b>Estimated Date</b>	<b>Opening Date</b>
Procurement	Q2 2021	-
Prelim design	Q3 2021	-
Detailed design	Q4 2021	-
Statutory consents		
Finalise methodology and works contract award	Q1 2022	-
SI mobilisation		-
Detailed Site Investigations (13,741 sqm)		-
Risk assesment	Q2 2022	-
Regulation liaison		-
Remediation Implementation		-
Removal of bell		-
Decontamination of bell gas chamber	Q3 2022	
Localised remediation of contaminates		-
Ground works (cut and fill, localised utilities)		
Frame restoration	Q4 2022	-
Wider site remediation	Q2 2023	-
Retaining Walls		-
Landscaping and Public realm	Q4 2023	Summer 2024

**Completion of works (if different)**

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## Measure

UKLUF & Council Funding

Council, Development Partner & Contractor Resource & Skills

Restoration of Granton gas holder frame

Remediation of 1.23 ha of land

1,230 sq. m of landscaping and high-quality public space

Demolition and removal of the drum shaped tank which is 77m wide and 11 m deep

1,200 affordable homes to be delivered

3,500 new homes delivered to net zero carbon standards

Over 100,000 sqm of enhanced high quality green space

Two new transport hubs

5k of new active travel infrastructure

2,100 construction jobs created

£562m of GVA over a 40-year period

6,000 jobs and 220 apprenticeships via end users

Over 700,000 visitors per annum

£83m fiscal benefits through increased council tax revenue

Additional household spend of £16m of GVA over a 40-year period

10,000 sqm of new commercial space

11,000 sqm of new learning space

50 ha of land remediated

200 hectares of new and enhanced natural coastal park

## Data To be used

Project Budget

Programme Delivery Plan

Project plans held by Council

Project plans held by Council

Project plans held by Council

Project plans held by Council

Number of houses built

Number of houses built

m2 of remediated land

Number of transport hubs developed

No. of km of new paths developed

No. of people in employment

£ construction Spend

No. of people in employment

No. of visitor footfall

Council tax revenues

Av. household expenditure x new homes

Sqm of new hubs spaces built

Sqm of new learning spaces built

Ha of derelict land in area developed

Ha of greenspace developed

<b>Baseline data source</b>	<b>Data collection methods</b>	<b>Frequency of data collection</b>
<b>Inputs - Bid Level</b>		
Council Granton Waterfront Project Team	Ongoing Monitoring	Project Lifecycle
Council Granton Waterfront Project Team	Ongoing Monitoring	Project Lifecycle
<b>Outputs - Bid Level</b>		
Council Granton Waterfront Project Team	Ongoing Monitoring	Project Lifecycle
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<b>Outcomes - Over 15 year Regeneration</b>		
Council Granton Waterfront Project Team	Annual Report	Annual
Council Granton Waterfront Project Team	Annual Report	Annual
Council Granton Waterfront Project Team	Annual Report	Annual
Council Granton Waterfront Project Team	5 Year Review	Every 5 Years
Council Granton Waterfront Project Team	5 Year Review	Every 5 Years
Council Granton Waterfront Project Team & Contractors	Annual Report	Annual
Council Granton Waterfront Project Team & Contractors	5 Year Review	Every 5 Years
Council Granton Waterfront Project Team & Contractors	5 Year Review	Every 5 Years
Automated sensors	Annual Report	Annual
Council Data Insights	5 Year Review	Every 5 Years
Council Granton Waterfront Project Team	5 Year Review	Every 5 Years
Council Granton Waterfront Project Team & Contractors	5 Year Review	Every 5 Years
Council Granton Waterfront Project Team & Contractors	5 Year Review	Every 5 Years
Council Granton Waterfront Project Team & Contractors	5 Year Review	Every 5 Years
Council Granton Waterfront Project Team & Contractors	5 Year Review	Every 5 Years

**Benefit owner (if Applicable)**

Programme Manager

Programme Manager

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Programme Manager

Programme Manager

Housing Construction Project Manager

Housing Construction Project Manager

Housing Construction Project Manager

Transport & Infrastructure Lead

Transport & Infrastructure Lead

Housing Construction Project Manager

Housing Construction Project Manager

Housing Construction Project Manager

Planning Specialist

Housing Construction Project Manager

Housing Construction Project Manager

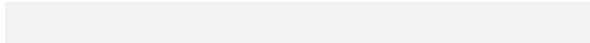
Housing Construction Project Manager

Housing Construction Project Manager

Planning Specialist

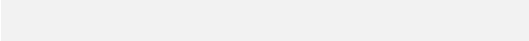
Planning Specialist

Reduced fuel poverty  
Improved educational attainment  
Reduced crime rate  
Improved earning and household income  
Improved health & wellbeing outcomes  
Reduced poverty  
Reduced unemployment



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Programme Manager

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