

## **Flipchart materials and thinking from the first pilot of the Understanding Community Regeneration course.**

### **Session 1: History of Regeneration**

#### **A) Initial thoughts on regeneration from participants**

- Housing and employment - who benefits
- Cynical Politicians – Somebody, Somewhere is deciding things
- Privatisation – you're told what you're going to get – profits not for community
- Bricks and Mortar, employment, social and emotional regeneration
- Improvement and making things better
- It's been a long time coming – when is it going to start
- Craigmillar Castle – now finishing, housing done, community facilities planned

#### **B) Range of group responses/discussions to the Speakers/Film on the History of Regeneration in Craigmillar (Session 1).**

##### **1.What do you think has changed?**

- Community Spirit – reduced
- Community Fragmented
- Unemployment Risen
- Industries – Business, Changed/Disappeared
- Loss of industry
- People who needed to find work moved out
- The media refused to recognise the wider political/economic problems and blamed the community itself
- This is not the Craigmillar I grew up in – its not a unit anymore – there is no voices

- Houses Now for Sale, Never Before

## **2. Why do you think things have changed (or stayed the same)?**

- Politics
- General housing shortage, more house building
- More housing for profit.
- People outside getting jobs then slagging the locals
- If locals got the jobs then they might be able to afford the houses.
- Ethnic cleansing
- Community splintered
- Reinvented x2
- Housing policy – dumping people – community identity splinters
- New plans – bring in commuters who won't spend money in community

## **3. What are the + and – of regeneration?**

### **NEGATIVE**

- Current plans – Craigmillar will not exist as we know it
- Has turned the community into a dependent community
- Turns the community against itself when tough decisions have to be made
- Lack of community facilities i.e. public amenities, shops
- Planners not listening to the local community.
- Community spirit has died, greed of developers
- Loss of council land.
- Council houses lost.

Flipchart and materials and thinking from the first pilot of the Understanding Community Regeneration course; Craigmillar Capacity Building Project, Sept 2006.

- You can always buy a house, just need a house... but not everyone. (James thinks this means not everyone can afford a house).
- Houses now £120,000 who can buy them.
- People need the right to return but this could take 12 years.

### **POSITIVE**

- Has brought better housing – Craigmillar Castle, though it is chronic that people in Greendykes
- More habitable new housing +
- Area looks more attractive +
- 7 years ago in Niddrie Marischal Grove houses started at £44,000 and now sell for £120,000 (£107,000 for 2 bedroom).

#### **4. What role do you think individuals and organisations should play in the regeneration?**

- There has to be a big movement/agency that motivates people to speak with one voice
- Community consulted and desires and request seriously taken on board (a bit of give and take required)

## **Session 2: Imagining a better Craigmillar**

### **A) Group's aspirations for the area – coming out of discussion of the community modelling.**

#### **Aspirations/ hopes for the area:**

#### **GREENDYKES**

- Community Centre – is the hub.
- Most housing, houses, 2 storey flats, some 3 storeys (not too happy)
- Sheltered housing
- Shop/ Café (good for parents)/ Swimming Pool/ Gulliver/ Skateboard Park.
- Castle – picnic area (Could children build this, Community could build this).

#### **NIDDRIE MAINS/WAUCHOPE SQUARE**

- Facilities for Children – all ages. – Need to be enough! (PARC need to sell enough houses in order to build these?)  
-Who will look after these facilities and who will pay for this.  
- Not identified in the plans.
- Houses  
- most wanted, main doors/bungalows for older people.  
-realistically, need some 3 storey flats but majority 2 storey.
- Facilities for Kids – Chance for employment.  
(Old School for instance Niddrie Mill)
- Plenty of green spaces/trees.
- Shops – local shops – butchers/bakers

## **B) Thinking on CRAIGMILLAR in response to positive and negative ideas from pictures – ‘Hopes and fears’**

- Kids playing in the Street
- No cars – good for environment
- Flats
- People who build houses – for profit
- Houses here – good quality, could be renovated
- Security
- New houses are poorer quality, smaller – its about profit
- Feel helpless as there's nothing we can do about it
- Repeating same mistakes of past
- Mistakes are meant
- Sense of community – children playing
- Political system – democracy not working
- Not just about houses it's about community facilities.
- The “SUITS” making the decisions
- The Community are not represented
- Not asking – Telling
- Not everyone is united – despite claims to the contrary
- Profit making is the bottom line – this dictates most of the plans
- Craigmillar will be another Ghetto
- Community will fall apart – no community spirit
- What about the people who already live here? The community is broken up
- The powers that be refuse to listen to the community
- It all comes down to £ signs/Greed

## **Session 3: Panel Discussion.**

### **A) Group's Preparation for panel discussion**

#### **QUESTIONS they considered asking**

- What's the relationship between PARC, EDI and City of Edinburgh Council?
- How is the community truly represented on the board of PARC when they don't equal voting rights?
- What will happen to the proceeds from the houses and what's the relationship with the builders/contractors?
- Why was there not better representative from within the Community during consultation?
- Why are the consultations not better advertised and suit people who are working?
- Why not do this (consultation) at schools – many people still don't know about regeneration?
- What's going to happen to the profit – will it all stay with JVC or go to the developers?
- Can housing associations buy them and rent them out?
- Are the houses within the Community earmarked for the existing community, or people from the outside?

### **B) Partial Record, 'Flavour' of, some of the actual questions to the panel**

#### **1. Will the Housing Sell?**

*PARC (urban regeneration company):*

Huge risk!! for PARC (Regeneration Company). But should sell in Edinburgh

CrownStreet – changed name in Gorbals – strategies for selling

Back up plan – lower price, lower quality

Hospital, Bio-tech Park, St Margaret University, Kinnaird Park

The existing community – will be 400 returnees – Craigmillar and nearby Peffermill, 90 didn't want to come back.

Mixed tenure approach – “right to return normally”, takes to long – this approach takes 7 years?

#### **2. High profits what happens to them? What about the developers?**

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*PARC:*

City Council own regeneration company EDI; EDI profits go to public purse.

### **3. Houses to be built: 80% private/20% social housing**

*PARC:*

EDI 536 houses for rent and 2200+ for sale.

*Community Council:*

Right to return... you'll have little chance/no guarantee, 536 not enough – already 300 waiting and other people on the council on waiting list (in competition).

*Group member:*

People getting silver not gold priority! Will they ever get back?

### **4. Average income in Craigmillar too low to buy?**

*PARC:*

Average 2 bedroom £88k (2 years ago)

Are “Aspect” housing selling?

Shared equity ownership – a possible – e.g. 60% ownership – don't pay rent, you get 60% profit back (only)

*Community Council:*

Average income 10k – 3.5 times = 35k won't get you in... not enough rented housing.

*PARC:*

Looking to Scottish Executive for a 2<sup>nd</sup> pot of money for shared equity.

Don't want speculators

We are providing houses for people to rent

### **5. My family – big family in the area – not all can afford to buy?**

*PARC:*

Raise with the council.

*Community Council:*

Need an honest opinion from Council housing department on numbers

Problem with market-led – sell off family for silver, schools etc... other areas don't do that!

The system is wrong

- 6 Aspect linked with EDI – No  
Who does repairs on shared equity – You are responsible**

- 7. Community Reps on Board or PARC have no vote – why?**

*PARC:*

Shared holders have vote – put in finance

Others don't have voting rights – isn't this right?

Try to work by consensus.

*Community Council;*

Executive set agenda – community has no input and no vote.

Need rights to the part – community should have rights – it's publicly owned.

Community out numbered on Board.

Reps shouldn't be on board.

*Group member:*

Democratic rights – conflict of interest

*Community Council:*

Community leaders pushed over this all the time... but on PARC board sit on planning committee.

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PARC and Planning committee – same people who ignore community views.

Taking this up with Scottish parliament.

*PARC:*

Have councillors to declare their interests in PARC – don't vote.

Will type up input and see other regenerated area's e.g. Sunderland.

**RUN OUT OF TIME!!!**

### **C) FEEDBACK/Discussion with Group on panel discussions – themes:**

- PARC rep answered directly.
- Both speaker's, PARC and Community Council, their presentations – had already answered (many) questions
- Why does Community Council feel its not getting anywhere? We live in a democracy!
- Council/ED all interviewed.
- PA exercise<sup>1</sup> - (told to) sling your hook.
- Council determined to do this! (Regeneration Plan) Scottish Parliament/Council dominated by New Labour ideas e.g. Petitions Committee (of Scottish Parliament not interested in investigating).

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<sup>1</sup> Community Council commissioned Scottish Participatory Initiatives to facilitate, with support from Craigmillar Capacity Building Project, a participatory appraisal (PA) exercise to collect the views of local people on the Draft Urban Regeneration Plan for Craigmillar. The City Council Housing and Planning Departments and PARC did not provide a detailed response to the issues raised by the PA exercise nor did they incorporate its messages into the Final Version of the Regeneration Plan.

## **Session 4: Visit to Ferguslie Park, Paisley**

### **Learning from visit to Ferguslie Park – given in Session 5 following the watching of the video of visit as a reminder.**

- (Could) relate to Chik Collins' history
- Ferguslie Park/different politics then... now a bit different... so doesn't mean it must happen here (in Craigmillar)
- Derelict land – balance between rent/sale – done deal, needs to attract investment – why not? Importance of Value area.
- In depth knowledge needed – political ideologies – Ferguslie what went wrong – one murder couldn't have brought it down. "Labelling" – what were the Tories doing? How were they making money?
- Balanced communities v's mixed communities (more affluent people move in) Splits poor/wealthy.
- 40's – early 70's, different GN. Philosophy public investment, (linked with talk from Craigmillar Community Council).
- Different political climate – to move "poor people" on & out of the area. Jobs - changing – in security.
- Money spent huge – but the results were still
- History (good)
- Drugs/murder = negative equity – Ghost town!
- Is that what will happen to Craigmillar?
- Could be here – but we've got concierge's
- History (good) Ferguslie, big disappointment... is this to be Craigmillar?
- Community Centre – very important/strong community.
- Similarities to Craigmillar...but... we're doing "displacing", "cleansing" – bringing new people in.
- Some of it wasn't bad... but ghost town... money's not enough... private finance didn't follow due to bad reputation.

## **Session 5: Bringing together the learning from the course.**

### **A) Group feedback on what they've learnt so far ...**

#### **Has Your Understanding Changed?**

- See behind the plans ...
- Everybody wants the same thing, Never get everything you want.
- Regeneration – national issue
- Community Apathy – what changes
- Politics change
- Know a lot more
- Will this still be Craigmillar
- Clarified things... Not a lot of middle ground... right to return.
- Conflict in the Community/Community Politics
- Can we get different bodies in Craigmillar to agree.