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**Scotland
Development
Conference**

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#SDC19

Scotland Development Conference

Conference Report

Tuesday, 24th September 2019

Edinburgh International Conference Centre



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Foreword



Keith Griffiths,
Managing Director,
Built Environment
Networking

Our Scottish conferences have become an integral part of our annual calendar which this year has reached new heights with over 500 delegates packing in to the Edinburgh International Centre for the Scottish Government backed Scotland Development Conference. As part of the day, our audience heard exclusive insights into forthcoming major national infrastructure and development projects that are in the pipeline with insight into procurement opportunities, chances to create partnerships and make connection with Scotland's most influential decision makers.

I'd like to take the opportunity to thank BOHO for being our conference partner who delivered a keynote address and contributed to conference themes as part of the day. We also received excellent on-the-day contributions from a number of other partners who Chaired a number of our discussions and delivered thought leadership on all the main themes.

This event was designed off the back of Built Environment Networking's successful collaboration with Scottish Enterprise at MIPIM 2019 where our team helped organise and run their outreach programme over the course of three days in Cannes. The fact that the government delegation were so impressed with our unparalleled UK-wide connections that they asked us

to deliver one of our trademark events for them later in the year is a testament to our team's hard work and reputation.

Setting the tone for the day was Minister for Trade, Investment and Innovation Ivan Paul McKee who couldn't have been better placed to launch some of the key themes of our conference. Participants also heard exclusive insight from Scottish Government's Chief Planner John McNairney about the latest with Scottish Planning Reform.

With a mixture of blue chip companies and major developers on stage, it truly meant there was something for every part of the built environment supply chain on the agenda. We are already excitedly working towards 2020's conference with the full enthusiasm and backing of Scottish government to refresh and reshape our content, ensuring we remain at the cutting edge of market intelligence and networking.

If you want to get involved and expose your expertise to the best companies across the built environment then please get in touch with me as soon as possible. Similarly, keep an eye on our social media channels and website for further updates on all of our events.

**Until next time,
Keith**

keith.griffiths@built-environment-networking.com



From the Keynotes



Ivan Paul McKee

Minister for Trade, Investment & Innovation, Scottish Government

[@scotgov](#)

THE CASE FOR SCOTLAND: SCOTTISH MINISTER REVEALS UNIQUE INVESTMENT OPPORTUNITIES

The abundance of opportunities for investment and development in Scotland was at the forefront of the most recent Scotland Development Conference

Delivering a keynote speech to over 350 delegates Scottish Minister for Trade, Investment and Innovation Ivan Paul McKee said: "This is a great place to come and live, work, study and invest, Scotland is now and I want you all to be a part of it".

McKee noted how Scotland is the second biggest location in the UK for Foreign Direct Investment, making up 50% of the overall investment in Scotland and that returns on investment were strong.

The opening of a Scottish National Investment bank in 2020, will allow the coordination of Scotland's public investment, the only area in the UK to have such a system. McKee noted how this could be used to leverage Scotland's £2bn investment fund and upscale public finances.

This will allow a unique level of interconnectivity and organisation in Scotland's development and a draw for investment, with McKee citing that Scotland is "small enough to be nimble, but big enough to be noticed."

Devolution was cited as giving Scotland advantages over other regions of the UK. McKee said: "We believe having control over being able to direct that investment would be a positive thing."

McKee commended the strength of Scotland's labour market, citing the fact that Scotland has the "most highly educated population of anywhere in Europe."

The Minister spoke of the record low employment in the nation, showing the active nature of the labour force. He outlined the government's plans as "Attracting people to come live in Scotland is a large part of what

we want to do, and increasing participation within the labour market, so we can continue to upscale and add to that talent pool is significant."

He also welcomed talent from abroad, noting that in a post-Brexit era the government "wants to attract and keep talent from the EU, we want to attract and keep talent globally."

Scotland's high-tech achievements were commended by the Minister, who stated the success of Edinburgh was built on the technological research undertaken by the University of Edinburgh and Heriot-Watt University. He said:

IF YOU LOOK AT SECTORS JUST NOW IN SCOTLAND BE IT IN FINTECH, BE IT IN QUANTUM, BE IT IN SPACE, BE IT IN LIFE SCIENCES SCOTLAND IS GENUINELY WORLD LEADING.



He added that research and development funding was increasingly significant, showing a capacity to build on these successes.

On the climate emergency McKee highlighted the Scottish Government's "clarity" on the issue, underscoring this with the fact that Scotland already uses 75% renewable energy and has plans in the next few years to transition to 100% renewable sources. He also emphasised that Scotland had allocated £3bn for investment in the green sector, showing an opportunity for investors to be part of that necessary transition.

Discussing infrastructure McKee set out the Scottish Government's mission to treble infrastructure investment in Scotland and noted the government had set up an infrastructure commission to make this a reality.

He discussed their Strategic Transport Projects Review, which identified the transport improvements most needed to facilitate that growth. The minister revealed some of the ways the government was implementing the plans, including the "Work on the A9 or the Edinburgh to Glasgow rail line and building on the success of the borders rail"

McKee took a holistic approach to infrastructure investment describing how the plans went beyond physical construction:

THE £600M WE'RE INVESTING IN BROADBAND ROLL OUT PROVIDING SUPERFAST BROADBAND TO EVERY PROPERTY, BUSINESS, AND RESIDENCE ACROSS SCOTLAND.

McKee highlighted a number of programmes that makes the country strong for investment, he detailed plans for the Build in Scotland fund which will invest £150m between 2019-2021 as well as the Growth Accelerator programme which allows local authorities to borrow in light of projected returns as engines for this growth.

He also referenced the Rental Income Guarantee Scheme which guarantees 50% of any shortfall between projected and actual income, making the Scottish housing market particularly prime for investment. McKee also described how the business rates rules were favourable to investment with "no rates until the first occupier."

The Minister also brought Scotland's market resilience to political uncertainty to the fore: "Scotland's performance in FDI has been the second top after London for the last 6 years and that predates the independence referendum and evidence suggests that's not had a detrimental impact,

uncertainty over Brexit on a UK level we're starting to see slow down there, Scotland's relative place on FDI has been retained"

The social responsibility of the investment was also a key concern of the Minister who praised Scotland's "progressive spirit of inclusive growth." He also stressed the need for targeted expenditure, describing the strategy as "investment for a need, investment for a purpose."

He expressed these sentiments when responding to a question on public procurement: "We've got to walk that line correctly between the best value for the public purse but also using the power of that public sector spending in Scotland which is more than £11bn to understand of how to use that most effectively to leverage economic growth."

McKee summarised by highlighting the unique strength of Scotland:

WE'RE INTERNATIONAL, WE'RE OPEN FOR INVESTMENT, WE'RE BUSINESS FOCUSED, WE ARE COHERENT, WE UNDERSTAND THE STRATEGIC DIRECTION WE HAVE HERE, AND WE THINK THAT'S A STRONG MESSAGE FOR INVESTMENT IN SCOTLAND.



From the Keynotes



Christine Young

Managing Director,
BOHO Management

[@AtBOHO](#)

In all walks of life, mental health is becoming a more prevalent issue, with one in four people being affected. Following an article recently featured on Built Environment Networking, event sponsor BOHO have highlighted the issues surrounding mental health, and Pagabo wanted to champion this movement towards better mental health. Both companies want to raise mental health awareness and the impacts it is having on people's lives in construction, right through to the people living within the builds.

Student housing, rental and hotel company BOHO look to create bespoke builds to put life and personality into their properties. By using a flamingo bird for the logo, it has created an ethos of everyone living in harmony with each other.

At BOHO health and wellbeing matter. This includes mental health and they understand the important role that they can play to help break down stigma. BOHO endeavour to raise awareness, encourage conversations and make the safety and wellbeing of our residents our number one priority. To achieve this, from the offset they conduct research into their buildings and who is going to live there. The staffing model is then created based on this, always with residents in mind and what works best for those living in that building. BOHO strive to create inclusive communities for everyone to live in, feel safe and enjoy.

At BOHO student accommodation, they don't believe in adopting the traditional student accommodation staff model where the core teamwork Monday to Friday 8am-6pm and rely on an outsourced security company to cover evenings and weekends. They believe this is when people are more likely to feel alone or vulnerable and having their team there to be a friendly face to talk to is important. As a result of this, BOHO Scotway House staff will receive training on first aid, mental health first aid and suicide prevention. They will be available Monday to Friday 24hrs with Saturday and Sunday also having a staff presence. These

additional hours are also valuable for customer service and putting on fun social events to ensure they deliver a fantastic student experience.

Pagabo realise procurement can be challenging, complex and time consuming. They make it quicker, simpler and more effective. Pagabo's framework agreements connect you to the right contractors for a full range of works, services and goods. They're free to access, easy to use and fully compliant – with frameworks suitable for every purchasing project.

In the construction industry, mental health is becoming a more prevalent issue. Mental health is currently seen as a taboo topic with the 'hard' builder image being built up, preventing workers from opening up about their problems. Pagabo have set up the Pagabo Foundation. The main aim of this initiative is to signpost the mental health issues and fund existing mental health charities. We also hope to ensure financial support is made available to SMEs and other organisations working in the construction industry, providing a platform for greater future support for construction workers and to help support their workforce with any mental health related issues.

In the name of raising funds to support mental health awareness in the construction industry, Pagabo are planning something big, called Chitty Chitty Cannes Cannes. Between the 6th and 8th of March 2020 teams will be taking part in the road trip of a lifetime, travelling from Hull to Cannes by car in time for the annual MIPIM event. With a series of challenges planned, and some great locations to pass on the way, this trip promises to be full of thrills and spills.

It is great to see that Pagabo and BOHO alike are making the move to break the taboo around mental health and signpost the issue. It's time to break down stigma and make people feel comfortable to open up and talk. Don't suffer in silence, no one is alone.

A View from



PBA, now part of Stantec, is a leading consultancy of engineers, planners, environmental consultants and economists delivering major development and infrastructure projects across Scotland. We were excited to be part of this conference as we see this as one of those rare times when a perfect storm of circumstances should lead to key government policy decisions and strategies delivering truly joined up thinking.

Whilst our energy sector has moved towards full non-carbon production methods, our transport sector falls far short and the additional demand for electricity, which a fundamental switch to electric vehicles will require, creates its own challenges.

As this conference so effectively highlighted, whether you are working to address the housing crisis, energy challenges, to decarbonise transport, or to provide world class education and health facilities, our approach to the climate emergency and the current economic uncertainties will critically determine the future of Scotland and its infrastructure. Most importantly, it will determine the type of place we will be calling home for years to come.

Addressing the competing challenges of delivering inclusive economic growth (or indeed just sustaining our economic position in the world) whilst tackling the climate emergency would normally seem impossible. However, as we heard from Chief Planner John McNairney, the Scottish Government is about to embark on the development of the new National Planning Framework (NPF4), while Transport Scotland develops the new National Transport Strategy (NTS2) at the

same time as completing its second Strategic Transport Projects Review (STPR2), so we firmly believe that leadership from the top can help steer us to a much lower, if not zero, carbon economy. And a prosperous and fully inclusive one at that.

Our regions are developing their investment plans as these key government documents are developed and we urge government to ensure that the framework is in place to prioritise investment in public transport (not just in our cities), in low carbon technology and in digital infrastructure – even if the purely 'economic' case does not quite stack up in the traditional sense. The environmental and health economy now needs to dictate future investment policy much more than it ever has before.

Scotland has done well to create infrastructure (and increasingly, housing) investment opportunities through a range of funding models such as City Deals and Growth Funds, but new creative funding solutions continue to be required. We are excited by the opening of the Scottish National Investment Bank in 2020, as discussed by Scottish Minister for Trade, Investment and Innovation Ivan Paul McKee during the conference. It should create the ability to invest in infrastructure, but we must ensure that such investment is properly targeted to meet the environmental, as well as economic, challenges we face.

We are ready to do our bit and we hope the conference inspired you to do yours.



Scotland is Now!

Panel Members:



**Chair:
Phil Laycock**

Director,
Built Environment
Networking

[@BENetworking](#)



**Rose
Jenkins**

Director of Estates,
University of
Dundee

[@dundeuni](#)



**Robin
Blacklock**

Vice Chairman,
Scottish Property
Federation

[@ScotPropFed](#)



**John
Alexander**

Leader, Dundee
City Council

[@DundeeCouncil](#)



Ken Ross

Chief Executive
Officer, RDRL



**David
Littlejohn**

Head of Planning &
Development, Perth
& Kinross Council

[@PerthandKinross](#)

ECONOMIC OPPORTUNITIES IN A SURGING SCOTLAND

Scotland's unique opportunities were at the forefront of the Built Environment Networking Scotland Development Conference's first session titled "Scotland is Now" – named after the global campaign launched by the Government to position Scotland as a forward-thinking country for people to visit, live, work, study and invest.

Robin Blacklock- Vice Chairman of the Scottish Property Federation- described the strong platform the Scottish property market has: "As an overall package commercial property in Scotland is pretty strong and resilient, and small to medium industries are showing reasonable growth in demand too."

The transformation of Dundee was highlighted by Blacklock as one huge success story in Scotland. He said:

WE ALL LOOK AT DUNDEE AND THE TRANSFORMATION IT HAS GONE THROUGH COMPARED TO WHAT IT WAS EVEN 10 YEARS AGO.

John Alexander, Leader of Dundee City Council, echoed these sentiments, adding: "I wouldn't even say 10 years ago, I'd say five years ago, the transformation is quite stark" jokingly declaring that "2019 was the year Dundee was born."

Alexander remarked on the scale of the award-winning transformation which has since gained global recognition: "Never would I have imagined, even as a politician in Dundee, that we'd be voted The Sunday Times' Best Place to Live in Scotland, or that we'd be on the front page of Time magazine."

Despite Dundee's wider success he also recognised that the closure of the Michelin factory provided a challenge for the city, describing it as a "difficult year as well" stressing the importance of following up the success with "tangible benefits on the ground."

Some of these benefits have been afforded by the recent £1bn



redevelopment of the Dundee Waterfront which has provided the core of the city's transformation. Rose Jenkins, the Director of Estates at the University of Dundee highlighted the university's role in being a founding partner of the flagship Dundee V&A museum on the Waterfront, an £80m project and symbol of the wider revitalisation.

Jenkins also referred to the university's acquisition of £45m in funding from the £1bn Tay Cities Deal, going towards creating 1000 new jobs in the area, particularly in life sciences, forensics and drug development. She also referenced the "huge capital investment at the university's three campuses" - at the City Centre, Ninewells and Kirkcaldy.

Collaboration between public sector leaders and councils across Scotland has been an area of focus for authorities in Scotland as elaborated by David Littlejohn, Head of Planning at Perth and Kinross Council who stressed the importance of this approach to economic growth:

THE WHOLE IS GREATER THAN THE SUM OF ITS PARTS, IT'S ABOUT HOW WE MOVE PEOPLE AROUND THE COUNTRY TO LINK ECONOMIC OPPORTUNITIES AND NEED.

Dundee's Alexander expressed similar sentiments, arguing for collaboration both "across geographies" but also across different sectors "it's individuals, it's industries, it's councils."

He outlined government plans to spend £200m on improving infrastructure in the Perth and Kinross area and the need for developer contributions to unlock land.

Ken Ross, Chief Executive at Ross Developments & Renewables spoke on the high demand and need for affordable housing, labeling it "phenomenal", highlighting their recent construction project as an example of the demand:

WE PUT OUT AN ADVERT ON SOCIAL MEDIA FOR 50 AFFORDABLE HOMES, AND WE HAD TO STOP TAKING NAMES AT 290.

He also spoke on how the government was trying to provide a "competitive advantage in the affordable housing sector", mentioning how their most recent development was financed without "a single penny" of government funds. Ross mentioned it was an area in which the government "listened to us" by lowering the Land and Buildings Transaction Tax to 1% for affordable homes as opposed to 3% in England.

Commercial property in Scotland is highly desired, with Blacklock remarking that "office markets in Edinburgh and Glasgow are both categorized by strong demand although supply is challenging."

Despite this sky-high demand, there have been obstacles to development, with Ross describing the Scottish planning system as a "showstopper", highlighting how delays and the need to resubmit plans have held back development.

But Littlejohn countered by arguing that the system had come a long way and was now better resourced, with a planning reform being a key objective of The Scottish Government's agenda which was the focus of a key note speech by Head of Planning John McNairney later in the day at the Conference.

Preservation is also a key issue with any redevelopment, Jenkins rejected the notion that it is a 'millstone' around the neck of planners, instead seeing it as a challenge to develop around. Alexander pointed out the subjectivity on the matter of preservation describing a "very wide spectrum of what you would consider to be valuable assets."

He also pointed out that developments from the last ten years have often costed more in maintenance than historical buildings, being largely responsible for a "£5m overspend on our in-year budget, most of that related to corporate property."

The climate crisis is a key area that Scottish development must tackle, with Ross describing it as a "corporate social responsibility."

Jenkins stressed the need to adopt modern methods of housing insulation, discussing how the university had collaborated with the Edinburgh and Glasgow city councils to adapt the European 'Passive House' model of homes with incredibly high energy efficiency.

In summary the panel agreed that Scotland is marked by its openness to development, a booming demand for property, government support to ensure that growth is sustainable and the possibility of real transformation.



Investing in Scotland & Its People

Panel Members:



Chair: Phil Laycock

Director, Built Environment Networking
@BENetworking



Kat Feldinger

Head of Investment, Scottish Government
@scotgov



Kevin Scarlett

Chief Executive, River Clyde Homes
@rivclydehomes



Ann Allen

Director of Estates & Commercial Services, University of Glasgow
@UofGlasgow



Leon MacPherson

Managing Director – Location Strategy & Transformation, Barclays
@Barclays



Andrew Kerr

Chief Executive Officer, Edinburgh City Council
@Edinburgh_CC



Martin McKay

Executive Director of Regeneration, Clyde Gateway
@clydegateway

SCOTTISH GOVERNMENT FOCUSED ON ‘LEVELING UP’ SKILLS AND COMMUNITIES

The Scottish Government is focusing on ‘leveling up’ its workforce according to Head of Investment, Kat Feldinger.

Speaking at the Scotland Development Conference Feldinger spoke about the devaluation of vocational education saying that it was previously seen as “second hand” and “not on parity” with the academic route, but this has “changed massively in the last 5-10 years, we now have over 30,000 modern apprentices and we also have foundation apprentices that start earlier in life.”

The recent opening of a large Barclays head office in Glasgow has been hailed a sign of the strength of Scotland’s talent by Leon MacPherson, Manager Director of Location Strategy and Transformation at the company. He declared: “The key single most important reason we chose to build a strategic campus in Glasgow is the talent pool.”

Macpherson cited the need for locations to offer “talent, diversity and good connections with local businesses, and all of those are on offer in Glasgow.”



Launching in 2020, the 6-acre campus site will provide 5,000 jobs in the region, increasing to 7,000 over the course of the next few years. MacPherson remarked on the broad set of roles being housed at the Glasgow site, making use of the diversity of skills which the country has to offer.

Ann Allen, Director of Estates and Commercial Services at the University of Glasgow, spoke about the necessity of inclusivity to preserve the ‘talent chain’ for companies like Barclays, which in turn will drive economic growth. She highlighted the importance of “ensuring that talent from areas of multiple deprivation have that opportunity.”

Allen also spoke to the need to ensure that University’s engage with the community, as they aim to create an “open campus” with their new ongoing £1bn estate development programme. Discussing the need to engage the community during the consultation period in redevelopments she said: “Using the built environment we can support great talent, but only with the right thinking, the right working and collaboration together.”

Kevin Scarlett, Chief Executive at River Clyde Homes, a social housing provider with 5,800 homes across Scotland, spoke about how they were engaging with communities and their workforce to become “more than a landlord”, outlining their vision as “improving lives and places”.

Initiatives by River Clyde Homes include their “commitment to excellence” which sees them reinvest 1% of turnover into improving staff skills and “working in communities” by providing six days a year to allow employees to engage in volunteering. Scarlett commented that their commitment to “skill up in the Clyde area” has allowed them to have “some of the highest customer satisfaction of any social housing provider in Scotland.”

Edinburgh has the highest educated population in the UK, claimed Andrew Kerr, Chief Executive Officer of Edinburgh City Council, and £25m of their £1.3bn City Region Deal is dedicated to creating new skills for an already highly

educated population. Kerr remarked on the incredible expansion of the city, he stated that:

GROWTH DOMINATES THE STRATEGIC LANDSCAPE FOR EDINBURGH

he also noted both the rapid economic growth and the 7,000 new people that arrive in Edinburgh every year.

Kerr announced that West Edinburgh economic plan to direct developers and investors was being created to capitalize of the expansion of the city. A new waterfront park and 4,000-5,000 homes in the Granton district of Edinburgh are also being developed by the council.

He also divulged the Council’s plans to use the Land Commission to share land across the public sector to maximize utility, as previously it was often wasted. The Chief Executive also revealing the upcoming announcement of a Vision for Edinburgh plan in the Autumn which will have the local authority’s plans up until 2050.

Kerr stressed the importance of a long-term Local Development Plans, saying they were

GIVING PEOPLE A MEASURE OF CERTAINTY, NO MATTER HOW UNCERTAIN THE LANDSCAPE IS WE’RE DEALING WITH.

Martin McKay, the Executive Director of Regeneration for the Clyde Gateway in Glasgow, echoed the sentiments of others saying that the focus should be on “people, place and jobs”. He discussed the regeneration of the deprived region, which involved investing heavily in promoting STEM skills in the area, and the construction of 6,000 new homes.

McKay also discussed the classification of the area as a “green regeneration district”, achieved by utilising district heating and cooling and geothermal energy. Kerr also referenced similar developments in Edinburgh which has a target to be “carbon neutral by 2030”. Edinburgh’s plan includes building new

houses to passive house standards, extending tram lines and creating a new low emission zone in the city.

Allen also discussed how to achieve long term climate goals she said:

WE HAVE TO STOP BEING RELIANT ON DRIVING FOR AN HOUR TO GET TO WORK

MacPherson agreed, discussing how the Barclay’s “campus” model for Glasgow was adapting to changing patterns in the way people live and work. Macpherson described how people “want to bring their whole selves” to work, integrating working and living space and allowing more flexible approaches to the working day.

Scarlett summed up the “pride, belonging and human connection” that is needed to create strong work forces and communities. Feldinger agreed whilst highlighting the Scottish Government’s focus on “building at a human scale.”

She referenced the fact that Scotland was the only place in the UK to account for socioeconomic status under the Equalities Act.

The panel discussed the many ways that Scotland is as Feldinger put it, a “modern and progressive economy” but also how it is embracing the future of the workforce and community.



Investing into Infrastructure

Panel Members:



Chair:
Dogie McDonald

Director, PBA, Now part of Stantec

[@PeterBrettLLP](#)



Kerry Alexander

Director Infrastructure Finance & Programmes, Scottish Futures Trust

[@SFT_Scotland](#)



Alasdair Morrison

Head of Regeneration, Renfrewshire Council

[@RenCouncilNews](#)



Angela Scott

Chief Executive, Aberdeen City Council

[@AberdeenCC](#)



Ross Nimmo

Head of Planning & Development, Glasgow Airport

[@GLA_Airport](#)

TECHNOLOGICAL INNOVATION SHAPING 21ST CENTURY SCOTTISH INFRASTRUCTURE

Scotland is seeing the emergence of new technological infrastructure according to Kerry Alexander, Director of Infrastructure, Finance & Programmes at the Scottish Futures Trust who told delegates of “A new type of infrastructure asset classes, 5G networks, EVs, Carbon capture storage.”

Alexander told the conference of the of the many new considerations involved in such infrastructure:

AMBITION IS FANTASTIC, INFRASTRUCTURE MUST BE GREEN, IT MUST BE SUSTAINABLE, IT MUST BE COMMUNITY-ORIENTED, IT MUST BE AFFORDABLE, IT MUST BE EVERYTHING TO ALL PEOPLE, THOSE DEMANDS ARE CHALLENGING.

The need to restructure financing models was also emphasised by Alexander, who said there was “work to be done there” regarding public appraisal and business case methodologies.

Alexander was optimistic about the future of financing infrastructure, believing that planners were “developing those bespoke solutions”. She also dismissed suggestions there was a “wall of finance” stating that “There’s an awful lot of capital investment and it is there to be spent.”

Alasdair Morrison of Head of Regeneration at Renfrewshire council spoke of the “very strong emerging sector” being created in advanced manufacturing in the Renfrewshire area.

The Advanced Manufacturing Innovation District Scotland (AMIDS) in Paisley will create 9000 jobs in the sector and utilise £140m of the £270m funding provided by the UK and Scottish

governments. This project is part of the wider £1.13bn Glasgow and Clyde Valley city deal.

Morrison also announced the announcement of the first ever Renfrewshire economic strategy noting that “Although it doesn’t have specific infrastructure investment proposals, it does set out six headline economic ambitions to grow a strong inclusive economy”, but emphasising the development of “Future skills.”

The construction of the £50m New River Clyde Bridge from Renfrew to Yoker was also highlighted by Morrison as the most successful project of the City Deal. He also announced that there would be over £100m invested in redeveloping Paisley town centre, with a new library and a reimagined museum and town hall being constructed. The total influx of invest represents “Largest simultaneous investment in the Renfrewshire region.”

Moving away from its fossil fuel dependence and towards Zero Carbon was key on the agenda for creating the future of Aberdeen’s infrastructure for Chief Executive of the City Council Angela Scott, who stated the city was making “Making a significant transition both as an economy and as a place.”

Scott announced that the development of a modern harbour had the backing of £300m in private funding and said the:

NEW HARBOUR WILL CEMENT CREDENTIALS TOWARDS ENERGY TRANSITION.

The Chief Executive also announced £50m in state funding from the City Deal will go to support the infrastructure around the port. She expressed hope that the new port would ensure Aberdeen would become a “leisure tourist destination.”

To support this modern transition a £40m private-public deal to spread the city’s fibre network was announced by Scott. Other

projects include 10 Hydrogen-powered buses which Scott envisioned to be expanded to the whole network, telling delegates to “Imagine a system where all of the refueling in cities is by hydrogen.”

In addition, a Waste to Power plant is being constructed in the city with collaboration with the Aberdeenshire and Moray councils, both projects being part of Aberdeen’s zero carbon ambitions.

The recent opening of the Event Complex Aberdeen conference (TECA) centre was also hailed by Scott as a success of the city, financed by £340m of government funding and featuring a 13,000-seater arena, it is the flagship project of Aberdeen’s regeneration. An additional £30m was also spent on funding improvements to Aberdeen Art Gallery, both projects have been financed by Aberdeen being the first council in Scotland to issue a bond.

Scott concluded with the ambition for Aberdeen to be a “City with energy, not just a city of energy”.

Glasgow Airport’s Head of Planning & Development, Ross Nimmo announced £1bn plans for the airports’ future. Nimmo described the redevelopment plans as “Change in an industry that is resilient to change” planning forward to 2040.

Nimmo described the possibility for growth with the airport already having a:

£1.4BN GVA WITH THE POTENTIAL TO GROW THAT TO £2.5BN, ABSOLUTELY MASSIVE POTENTIAL ECONOMICALLY, SOMETHING WE’RE VERY CONSCIOUS ABOUT IS THE INCLUSIVITY OF THAT.

He claimed the airport supported 30,000 jobs and the growth by 2040 could increase that to 43,000. Details of the masterplan are set to be announced this October.

Nimmo expressed the previous difficulty of expansion without a direct rail link, describing the possibility for economic growth

in the “Airport corridor”. However, following consultation with the Glasgow council, plans for a “Glasgow Metro” are now in the works, enabling the projected growth for the airport.

Environmental issues are key to the Airport’s plans, with Nimmo describing that “As an industry we’re in the spotlight with sustainability”. He acknowledged the need to “Break the link between passengers, connectivity, carbon and noise.”

Nimmo highlighted success with previous environmental challenges with an “135% growth in passengers from 1990, but 65% reduction in noise footprint.”

The panel all highlighted how regeneration and infrastructure generation is embracing modern technology to advance Scotland. However, they also acknowledged the necessity of developing traditional infrastructure assets as well and a transitional approach.



Scottish Planning Reform



John McNairney

Chief Planner,
Scottish Government

[@scotgov](#)

CHIEF PLANNER CLAIMS IMPROVEMENTS TO THE 'WHOLE SYSTEM' FOR PROCESS IN SCOTLAND

This June MSPs finished what Chief Planner for the Scottish government John McNairny described as a “lengthy and controversial process” to pass the Planning (Scotland) Act of 2019 delivering reforms to the system. The bill introduces new requirements for councils to appoint chief planning officers to prepare regional plans and manage changes for communities. McNairny said that the reforms would enable the Scottish Government to deliver “sustainable and inclusive economic growth.”

In his keynote speech, McNairny said the government was looking towards “looking at whole system change, whole system improvement” for planning in Scotland. The reform has already been successful, with McNairny claiming that:

WITH 27,000 APPLICATIONS GOING THROUGH THE PLANNING SYSTEM AT PRESENT, ABOUT 25,000 OF THOSE GO THROUGH THE SYSTEM RELATIVELY SMOOTHLY.

Community consultation makes up a key part of the planning reform, with McNairny stating that a difficulty with the former system was that “Communities often felt out of the loop and felt planning was something done to them”. The new system includes a community buy-in, and a system of Local Place Plans, which enable community consultations over what they wish land to be used for.

Opening the potentials for development is also core to the reforms, the Chief Planner said:

WE WILL REMOVE STRATEGIC DEVELOPMENT PLANS AND REPLACE THEM WITH LIGHTER TOUCH REGIONAL SPATIAL STRATEGIES.

The reforms seek to end what McNairny described as the, “micromanagement of the

built environment” with development plans moved to review every 10 years, to end the system of constant planning.

McNairny said that delivery can be improved via a “Gatecheck so plans can only progress if everything is agreed upfront”, which is further enabled by a digital transformation to the system including the “stronger use of data, stronger use of visualisation and of digital mapping.”

Improving planning resources was a serious concern to McNairny, who is seeking to increase the skills and funding of planners, he said “Performance and fees are very much linked, the planning service, not just in Scotland has lost expertise and numbers, the planning fee although it has increased significantly in recent years, does not fully cover the cost of processing applications”.

The bill has mechanisms to introduce a Levy within the next seven years, but McNairny did not reveal details of implementation “The Act has introduced enabling provisions for an infrastructure levy that’s simply an enabling provision, we have seven years to take up the regulation and guidance of an infrastructure levy, this is intended to give further clarity.”

Connectivity between different planning institutions is a key part of the reforms, with the implementation of a Strategic National Planning Framework, connecting 20 infrastructure providers, including private sector organisations. This network will feed directly into local plans, creating what McNairny dubbed as “a golden thread from national policy into local delivery plans.”

McNairny concluded by saying of the reform “All of this is about improving the quality of our places, it is around economic growth, inclusive growth, stronger and more cohesive delivery of infrastructure.”



Housing in Scotland

Panel Members:



Chair:
Michael Halliday

Director, Halliday Fraser Munro



Nicola Barclay

Chief Executive,
Homes for Scotland
@H_F_S



John Hamilton

Chief Executive Officer,
Winchburgh Developments
@Winchburgh_Dev



Christa Reekie

Director - Development &
Housing, Scottish Futures
Trust
@SFT_Scotland



Robin Presswood

Executive Director – City
Development, Dundee City
Council
@DundeeCouncil

HOUSEBUILDING ‘KEY ECONOMIC GROWTH SECTOR’ FOR SCOTLAND

Nicola Barclay, Chief Executive of Homes for Scotland emphasised incredible importance of the house building industry for Scotland, saying that “Homebuilding supports 80,000 jobs and contributes £370m to government and local finances and also contributes to social wellbeing.”

She discussed how historical lack of building was a significant challenge for the country, she said in “The last 12 years, since the recession, we have undersupplied homes to the tune of 80,000.”

Barclay noted that the industry was making 7a significant recovery, citing the positive growth statistics, he said: “In the Last 12 months completions are actually up 20%, in Q1 2019 they are up 24% on Q1 2018.”

The benefits of building on this increase are numerous Barclay cited the fact that:

WE KNOW THAT HIGHER RATES OF BUILDING CAN IMPROVE AFFORDABILITY, INCREASE NEW HOUSEHOLD FORMATION RATES, IMPROVE HEALTH, EDUCATIONAL ATTAINMENT AND SOCIAL MOBILITY.

Barclay attributes part of the slowdown in construction to housebuilders having to build on “larger, more complex sites” with access difficulties and stressed the need for the planning system to provide a diversity of sites.

Barclay stated that “We are seeing an increase in productivity and production, but we need it to be sustained over many years”, stating that Scotland would need “An addition 5000 homes every year to keep pace with current need and demand.”

Echoing many of Barclay’s sentiments was Christa Reekie, Director of Development & Housing at the Scottish Future Trusts, who discussed how the public sector was intervening to make housing demand, she said:

WHEN PEOPLE THINK OF THE PUBLIC SECTOR AND HOUSING THEY INSTANTLY THINK OF SOCIAL HOUSING BUT OVER THE PAST 10 YEARS THE PUBLIC SECTOR HAS TAKEN A MUCH MORE HOLISTIC INTEREST IN HOUSING.

Reekie touted the success National Housing Trust Initiative an initiative to develop the mid-market rental sector. Initial work to develop the sector involved funding projects with a what Reekie dubbed a “full fat guarantee” on both capital and revenue.



The success of these initial projects, led to the development of a new type of home, the Council Variant, Reekie described these as featuring “A council guarantee, but it was revenue only and it is repayable.”

The Scottish Government then also with the LAR Housing Trust, providing £55m loan to enable the trust to leverage £65m of private sector investment. These investments proved the viability of the sector, Reekie claimed stating that “Now the private sector is interested in it and delivering.”

She credits these schemes to the “5000-7000 units in the built to rent under constructed or consented.”

Winchburgh is a village in West Lothian that is demonstrating the economic value being produced by the growth in housebuilding, John Hamilton, head of Winburgh Developments claimed the GVA as being “over £1bn”.

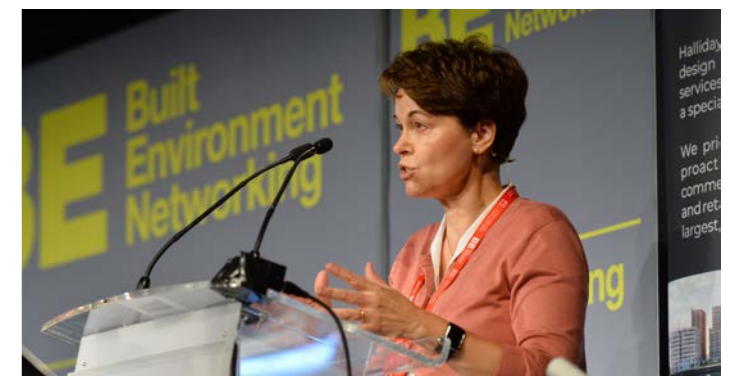
A former shale gas and brick producing town, is now the site of major redevelopment through a 15-year master plan which will the production of over 4000 housing units. Planning permission was granted in April 2012 and a total of 580 houses have already been produced.

Formerly on the Glasgow-Edinburgh line, Hamilton revealed the work that has been ongoing to restore the rail infrastructure “We are still waiting to hear the outcome of another rail review which is ongoing, but we’re hoping to get released and get approval to build the new rail station in the next few months.”

Winchburgh investments has been responsible for ensuring the new homes are supported, Hamilton said “The vast majority of infrastructure we are procuring directly as a private infrastructure business, we’re handing over service land to the local authority.”

Five new schools are planned for the area, being produced in a “Tripartite agreement with West Lothian Council and the Scottish government.”

Two strategic sites were announced as being developed for housebuilding in Dundee by Executive Director at Dundee City Council Robin Presswood; The award-winning Dundee Waterfront, and the Western Gateway project.



Presswood summarised the development at the Waterfront, he said “In terms of housebuilding we are looking to build 500-1000 units there, there’s an opportunity to create something unique in the Dundee housing market.”

The Dundee Waterfront is also being constructed on council on land, allowing greater flexibility, with Presswood remarking “We own all the land, so we drive forward the partnerships.”

At Western Gateway, a project in the making since the 1990s, Springfield and Persimmon have been driving the development, which looks to deliver around 600 homes and 100 additional units.

Dundee are particularly looking to expand house building as the population is beginning to grow again after a period of depopulation, enabled by the strength of their technical economy. Presswood said:

INCREASINGLY ITS THE KNOWLEDGE ECONOMY THAT WILL POWER DUNDEE’S FUTURE, IT’S CYBERSECURITY, IT’S COMPUTER GAMES, IT’S DIGITAL, IT’S PARTICULARLY LIFE SCIENCES.

The panel concurred on the role that housebuilding must play, not just to create living spaces, but as an engine for wider economic growth and opportunities.

Placemaking in Scotland; Building Scotland's Future

Panel Members:



Chair:
Michael Halliday

Director, Halliday Fraser Munro



Sarah Green

Development Director,
Hilton Hotels
@HiltonHotels



David Peck

Managing Director,
Buccleuch Property



Paul Hanegraaf

Creative Navigator, Milligan
@MilliganRetail



Stephen Wicks

Director, Fund Management
– Retail, Nuveen Real Estate
@NuveenInv



Jestyn Davies

Managing Director,
Murray Estates

'NEW LOCALISM' HOW DEVELOPERS ARE CREATING SCOTLAND'S FUTURE PLACES

Creating entire new communities was the agenda for Jestyn Davis, Managing Director of Murray Estates, who are developing Edinburgh's Garden District, he described their approach as "Build on communities, we don't go into the countryside and build villages that don't connect onto anything, it's far easier to do it with existing infrastructure."

The masterplan for the Garden District will take place over 700 acres, with 410 developable acres, up to 6,500 homes in 5 new villages. Phase one of the garden district is the Redheughs Village which will deliver 1350 new homes, and feature naturalising to enact the garden aspirations for the area.

This will be followed by Phase 2, the University Village around Heriot-Watt, which will deliver up to 3500 new homes, and focuses on utilising the existing transport infrastructure, and building an inclusive growth area.

Other projects of Murray Estates include the International Business Gateway, which they control 800,000 of the 2.2m sq ft of the development which seeks to build on what Davis describes as the "Growth corridors heading West outside of city".

Murray estates are also building new communities in Torrance Park in North Lanarkshire, which will have 1700 units, and Kingdom Park in Kirkcaldy, featuring 1100 units and a "Pre-sold 530 unit neighbour centre".

The decline of the traditional high street and the need to create new forms of community spaces have been omnipresent in the news media. Paul Hanegraaf of Creative Navigate at Milligan defined their attitude to redevelopment as:

PLACEMAKING TO US IS NOT GRAVITY AND RAINWATER, IT'S NOT BUILDINGS, IT'S ABOUT PEOPLE.



Milligan are creating a modern style of community space, Hanegraaf said, "Places will be from about 80,000 to 120,000 sq ft and they become lovely massive destinations, they are mixed-used, they will have residential, they'll have office, workspace, they become part of the city, it's about retention in the city".

The changing relationship between developers and tenants was a key concern of Milligan's Creative Director who said that "What once were our occupiers are now our partners". He discussed the emergence of a "New Localism", with the high street chains struggling and need for developers to adapt, saying that "Agility is the new skill". Hanegraaf summarized the change in relations by saying "We are becoming an operating company as much as a property development country".

Stephen Wicks of Nuveen Real Estate echoed Hanegraaf's sentiments:

WE DO NOT JUST COLLECT RENT ANYMORE, WE HAVE TO WORK WITH THESE PEOPLE.

He discussed Nuveen's massive new scheme for Edinburgh, he said, "Edinburgh St James, on the east end of Prince's street, it is a fully integrated mixed-use scheme, although its retail and leisure led it had to be mixed use as well."

"We've got a W hotel with 180 beds, we've got an aparthotel with 75, 152 residential units, we're bringing a lot of things together on this"

Wicks described the new public spaces being created with the St James development, with plans to create a public square with 1200 people capacity which will host fashion events and a rooftop terrace space to be rented by the community. He also discussed how changes in the retail market was changing the retail experience, he said "Leisure is increasingly important, there are more and more independents."

Hilton Hotels have launched the new Motto Brand, seeking to capitalise on the decline of traditional retail outlets, by transforming them into micro hotels. Development Director for Hilton - Sarah Green - described how Motto is providing:

MICRO ROOMS IN A PRIME URBAN ENVIRONMENT SO PARTICULARLY FOR THE FAILING HIGH-STREET AND EMPTY DEPARTMENT STORES, MOTTO IS AN OPTION THAT CAN POTENTIALLY FIT INTO THE AREA.

Hilton announced the opening of two new Hotels in Scotland, the opening of one in the town of Hamilton, near Glasgow, Green described this as "Hamilton Park, which opened at Hamilton race course, is a 180 bedroom Hotel by Hilton, it is

owned by the race course and operated under a franchise agreement with interstate hotels".

Green also announced the opening of a hotel in Aberdeen's new The Event Complex Aberdeen, she said "The core brand Hilton has opened with TECA, there are 200 keys and this is an outstanding hotel, the whole TECA offering is huge." She also hinted at a yet unofficially announced hotel saying that they had "Just signed a deal for a new 210-bed hotel in the Highlands and Islands which will open in the next 24 months and is going through planning"

Buccleuch Property are a developer with a logistics focus who shared their many upcoming community developments. Managing Director, David Peck, described how they are seeking new joint ventures in Scotland, he said "we are looking to source partners which are ideas rich and cash poor".

Peck agreed with Davis' focus on building upon existing infrastructure, he said their new developments at the Shawfair site in Edinburgh, a joint venture with Mactaggart & Mickelfield Homes, were "Very much led through infrastructure including the new Waverley Line with along with highway infrastructure."

Peck discussed how they were creating a real sense of place at the new development, which will have 4,000 new homes, saying they were constructing a "New community and education facility which is now on track for 2025, it includes sports facilities, a primary and secondary school and a new library."

The site will also be supported by a new business park, featuring the SQA headquarters and the Spire private hospital. A district energy system will also be utilised to and will be financed "1/3 by Scottish government, a 1/3 by Midlothian ESCO and a 1/3 by us as a developer."

The need for placemaking to be a key concern of developers was echoed by all the speakers. Adapting to changing ways in which people work, live and play also presents new opportunities, and utilising existing links and infrastructure was highlighted as core to a strong placemaking strategy.

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