

Mayfield Town Centre Regeneration – Close-out Report on Community Led Project

Report by Kevin Anderson, Executive Director, Place

Report for Information

1 Recommendations

It is recommended that Council

- a) Note the progress made in identifying the community's aspirations for improvements at Mayfield Town Centre and the significant achievement of the In It Together partnership who delivered this project;
- b) Note the content of the Masterplan and areas for improvement identified in the Mayfield Town Centre as a long term ambition by the local community and partners to deliver; and
- c) Note the proposed next steps:
 - i. In It Together will continue to lead on the delivery of the project, taking steps to resource a development manager to develop a robust business case that reflects current priorities and context.
 - ii. The In It Together group will continue to work with different partners, including Midlothian Council, setting out clear parameters and expectations in relation to their roles and responsibilities from the outset.
 - iii. Midlothian Council will seek to develop a Place Brief as part of the Strategic Infrastructure Investment Framework, working with local partners to establish priorities in the local area.

2 Purpose of Report/Executive Summary

The purpose of this report is to provide Council with a closing out report on the Mayfield In It Together (IIT) project following conclusion of the Mayfield Town Centre Masterplan, as agreed in the October 2019 report to Council.

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3 Background/Main Body of Report

- 3.1 In 2019 an update report on the Mayfield Town Centre Regeneration project was taken in private to Council. Within that report, it was agreed that the project required progress updates. This report is presented as the end of project update and recommendations on next steps.
- 3.2 The [Mayfield and Easthouses Community Futures Neighbourhood Plan 2012 – 2017](#) highlighted a need for the regeneration of Mayfield Town Centre (Appendix B – site map). Mayfield and Easthouses Development Team (MAEDT) led the project, working with McSence, Social Enterprise Alliance Midlothian (SEAM) and Mayfield Voluntary Action (MVA) to form the working group (IIT), chaired by MAEDT (see Appendix C for full list of members).
- 3.3 With support from Midlothian Council and MVA, a project team was established (Appendix D) with an architect appointed to work with the local community to produce the Mayfield Town Centre Masterplan (Appendix E). This was jointly funded by Midlothian Council (£40k) and Scottish Government's 'Blueprint' funding (£40k). This was the first fully community led project undertaken by Midlothian Council at that time. The Council provided support through a lead officer.

Masterplan Process and Conclusions

- 3.4 The Mayfield Town Centre Masterplan commenced in May 2019 and a consultant was appointed in October 2019 to undertake a four stage approach involving extensive community consultations and presentations, informing the completed report and plan. Monthly progress reports were issued to Blueprint as part of the funding agreement and Appendix F shows key project milestones. The Masterplan was scheduled to be complete by May 2020, but was subject to delays due to the impact of Covid-19, and completed in 2022.
- 3.5 The Mayfield Town Centre Masterplan community engagement found that this was an exciting opportunity to regenerate the heart of Mayfield and Easthouses through the vision the Masterplan arrived at with the local community. The report sets out the principles of how the regeneration could be taken to the next stage and onto implementation.
- 3.6 At the heart of the plan is a proposal to establish a community cluster, educational community and retail facilities, surrounded by a more attractive pedestrian environment – reconnecting the town centre more directly to its adjacent neighbourhoods by becoming the focus of the key route. Through the creation of a sequence of appealing streets and spaces the masterplan seeks to redefine the Mayfield town centre experience.
- 3.7 The report also highlights opportunities for residential development that could deliver new housing as an integral part of the town centre, whilst making the town centre facilities the main focus. Through more sustainable patterns of movement, the masterplan seeks to create social and economic value to the benefit of the whole community, by bringing all sectors of the community together.

- 3.8 In the process of preparing the masterplan the IIT Group have demonstrated strong community support for the project and their collective efforts form the basis of a community regeneration exemplar in terms of current Scottish Government guidance – a New Future for Scotland’s Town Centres.
- 3.9 The Masterplan proposals set out the desires and preferences from the community to see improvements in the environment of Mayfield town centre. However, a viability assessment was not completed as part of the masterplan, therefore more information is required to establish the exact nature of the funding gaps that would need to be addressed to deliver the projects contained therein.
- 3.10 The Masterplan also proposes the demolition and replacement of a number of currently occupied housing and retail units. Demolition and redevelopment of these units represents a significant financial overhead to the Masterplan. Opportunities to address the shortcomings in relation to fabric and repairs could potentially offer opportunities that will significantly address energy cost reductions and net zero challenges. These opportunities might result in variations to the Masterplan as proposed but still achieve the community’s aspirations for improved housing and supporting local retail provision.

Lessons Learned and Next Steps:

- 3.11 The IIT Group are very positive about their significant achievement in delivering the completed masterplan, noting that this is a fantastic achievement for their group. They entered into this project as a group of residents and professionals from different third sector organisations operating in Mayfield & Easthouses who shared an ambition to work together collaboratively to enable a positive change for their community.
- 3.12 The IIT Group provided their own feedback following reflection for inclusion in the report:
- *IIT need an experienced project manager for any future work – a project of this size and importance cannot be an add on, or simply an extra task for any of their members. They should employ a dedicated project manager who will produce a robust business plan to enable them to work together with purpose and intent to ensure that future work is carried out timeously, professionally and right. This is an important piece of work, which they will not get the opportunity to do again if they get it wrong – there is no room for mistakes and so they must ensure the possibility is diminished.*
 - *The group recognises that different partners bring different skills to table. Future work would have to start with clear parameters and expectations of and from all parties involved.*
 - *Getting the right architecture team is key – they were very lucky with their team. They were patient with the IIT Group, succinct with their needs, supportive and understanding of our difficulties and issues, happy to explain and support the group when necessary and willing to go above and beyond their remit in order to get the right outcome for their group. They were key to the success in this project.*

- *The IIT Group is of volunteers and professionals who work and live in Mayfield & Easthouses, but are not used to this type of work. The Group felt that were many chances for better mentorship which were missed during this project. This was not the fault of any one particular person, group or organisation. They were all new to this and all learning as they went. Future work should value and respect the nature of the lead group and of the partnerships and enable full and honest support and mentorship for the group and for the individuals within.*
- *The Masterplan is a fantastic achievement for all involved. They have worked hard, with people who have never done this type of work before and during difficult times to produce a coherent and achievable Masterplan for Mayfield Town Centre. This should be celebrated.*
- *Their task is to look at what is needed now, what can be achieved and how they can move forward to enable the Masterplan to become a reality. Times have changed dramatically since they first embarked on this project. Some aspects of the Masterplan have been changed since its concept (Hawthorn Children's Centre is no longer a consideration for relocation) and other aspects of people's day to day personal and professional lives have also changed and so the work they do from now will be influenced by this in ways that they could not have envisaged when they started this project.*

- 3.13 The masterplan represents a long term ambition from the community setting out a future it wants to see delivered. Within this framework, Midlothian Council will seek to support the community where possible as it moves the masterplan forward.
- 3.14 Given the scale of its ambition, the key goal now will be to prioritise projects that the community wishes to see delivered and support the community as it works to drive those priorities forward with partners.
- 3.15 Midlothian Council will seek to support the delivery through the next stage of its Strategic Infrastructure Investment Framework, which will develop a brief for Mayfield/Easthouses in partnership with the community.
- 3.16 The IIT Group will also seek to resource a development manager role that can focus on delivering a Business Plan for the priority projects.

4 Report Implications (Resource, Digital and Risk)

4.1 Resource

Funding for the Masterplan was made up of £40K from Midlothian Council and £40K from the Scottish Government's 'Blueprint' funding.

It should be noted that the contribution from Midlothian Council relates wholly to in-kind staff resource assigned to provide the necessary, expertise support and advice in the provision of financial, technical, legal and community capacity support. This therefore supports the expectations of the Community Empowerment (Scotland) Act 2015 for public bodies to work with communities in the provision of local services.

4.2 Digital

There are no direct digital issues arising from this report.

4.3 Risk

The Masterplan represents a significant body of work undertaken by the community. However, the IIT need support determining their priorities and will require external resource to help develop the business case for priority projects. A key risk will be the need of IIT to secure funding to progress this next stage of the work and for any emerging project to attract external funding if it is not self-financing.

4.4 Ensuring Equalities (if required a separate IIA must be completed)

It is anticipated that an Integrated Impact Assessment will be required as part of the next steps. Funding and resource will be required.

4.4 Additional Report Implications (See Appendix A)

See Appendix A

Appendices

Appendix A – Additional Report Implications

Appendix B – Site plan

Appendix C – In It Together membership

Appendix D – Project Team

Appendix E – Masterplan

Appendix F - Milestones

APPENDIX A – Report Implications

A.1 Key Priorities within the Single Midlothian Plan

The proposed masterplan is in line with the priority for sustainable growth, creating employment opportunities and increasing the economic impact derived from Midlothian's leisure assets.

A.2 Key Drivers for Change

Key drivers addressed in this report:

- Holistic Working
- Hub and Spoke
- Modern
- Sustainable
- Transformational
- Preventative
- Asset-based
- Continuous Improvement
- One size fits one
- None of the above

A.3 Key Delivery Streams

Key delivery streams addressed in this report:

- One Council Working with you, for you
- Preventative and Sustainable
- Efficient and Modern
- Innovative and Ambitious
- None of the above

A.4 Delivering Best Value

Please refer to section 3 of this report.

A.5 Involving Communities and Other Stakeholders

The proposed governance arrangements as set out in the briefing documents have been designed to involve key partners. Specifically, the Brief empowers the Mayfield In It Together Group to lead the Masterplan Study. Two community consultation exercises together with consultations with the local secondary school were as noted in the recommendations section of this report.

A.6 Impact on Performance and Outcomes

The provision of the railway and the establishment of the line provides an opportunity to involve Midlothian residents and visitors and promote the Council area. The long-term benefits arising from the establishment of the railway will positively benefit Midlothian residents and visitors to the area.

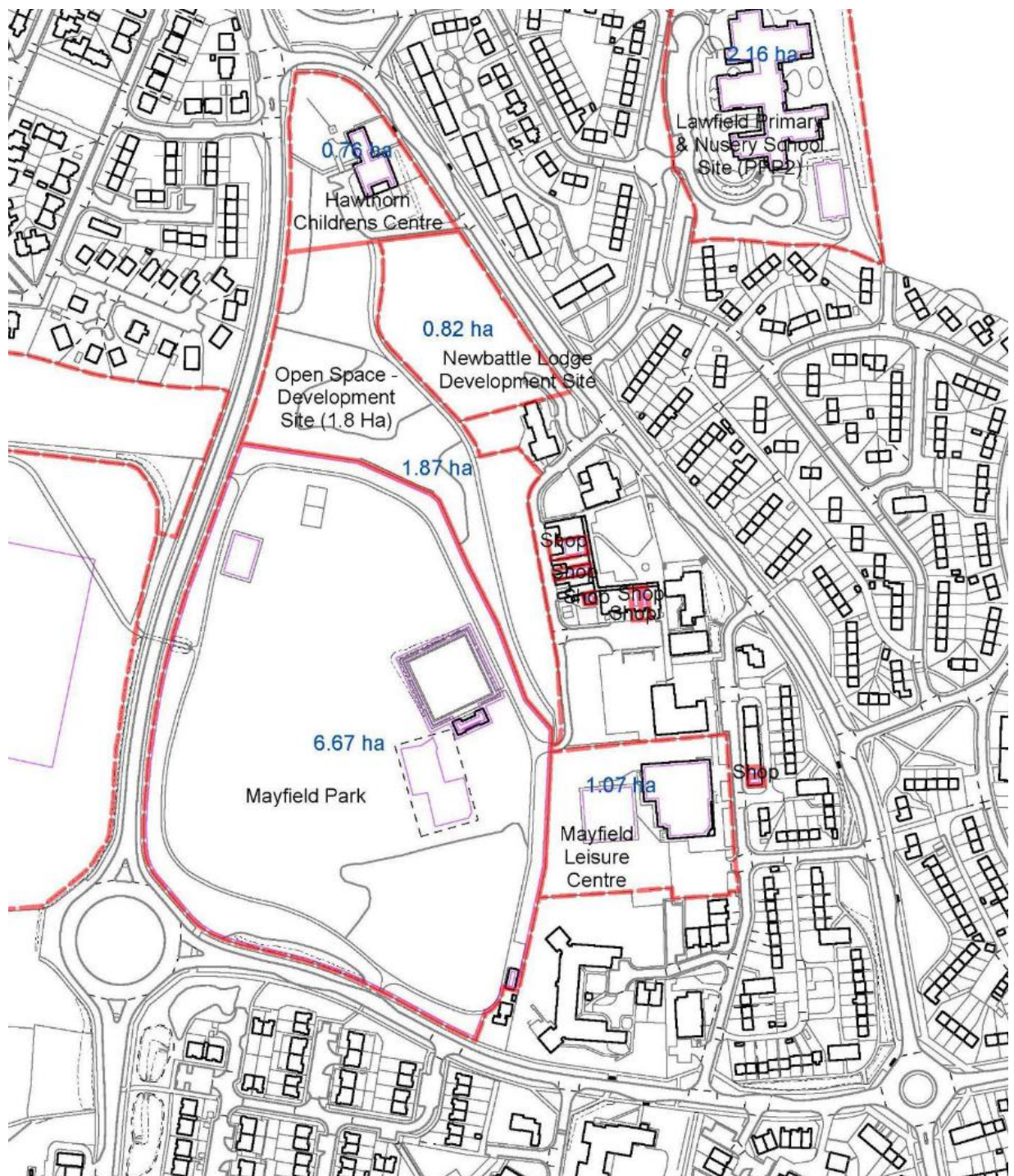
A.7 Adopting a Preventative Approach

The Masterplan provides a framework for future investment development and improvements in the Mayfield area maximising the opportunities provided by the opening of the Borders railway.

A.8 Supporting Sustainable Development

The proposal takes into account the need to deliver fit for purpose, sustainable (for both now and the future) services including through the design and use of appropriate and sustainable facilities and infrastructure. It should be noted that the complete solution will be sustainable only if the Enerphit proposal is adopted in terms of the refurbished units in Mayfield Place.

APPENDIX B – SITE PLAN



APPENDIX C – IN IT TOGETHER MEMBERSHIP

ABOUT THE IN IT TOGETHER GROUP

We are a group of community organisations whose work is based in or focussed upon Mayfield & Easthouses. The group consists of two representatives from each of the organisation. All of the members of the IIT Group live and/or work in Mayfield and Easthouses, and we all know the area very well. We work together to make things better for local people. We are:



Mayfield & Easthouses Church – In 2019 Newbattle Parish was appointed a Transition Minister for 5 years to take the congregations and communities of Newbattle, Newtongrange and Mayfield and Easthouses through radical change in parallel with the emerging masterplans for Newtongrange and Mayfield. The Mayfield and Easthouses church campus has already been two thirds refurbished to include a café area, “New to You” shop and modern praise area. Further refurbishment and development of the use of the buildings will be progressed in partnership with existing user groups and potential future users groups in the surrounding community during the 5 year Transition Ministry.



McSence – an award-winning community business and social enterprise, founded in 1988 to provide employment, training, personal development opportunities and support economic growth.



Midlothian Voluntary Action – is the Third Sector Interface for Midlothian. They offer support and expertise to voluntary groups in the area and their work on health inequalities in Mayfield & Easthouses was what made the whole IIT project happen. They continue to support the IIT group and intend to do so into the future.



Mayfield and Easthouses Youth 2000 Project (Y2K) – Y2K's main purpose is to provide a safe and secure environment, open and accessible to all young people in the Mayfield/Easthouses community. We offer a diverse range of services and supports, responding to their expressed needs. Young people attend voluntarily and our aim is to provide a safe space for them to enjoy being with friends, meet new people and broaden horizons. We offer young people the opportunity to play active roles in their wider community, encouraging them to grow and develop as confident individuals and responsible citizens.



Mayfield Community Council – As volunteers we act as a voice for our local community and co-ordinate and express your views to Midlothian Council and other public bodies on a wide range of issues E.g planning, licensing, consultations, issues that are important to you and the local community.

It is our role to determine what the priorities are for our community. This is based upon consultation and engagement with you and the local community.



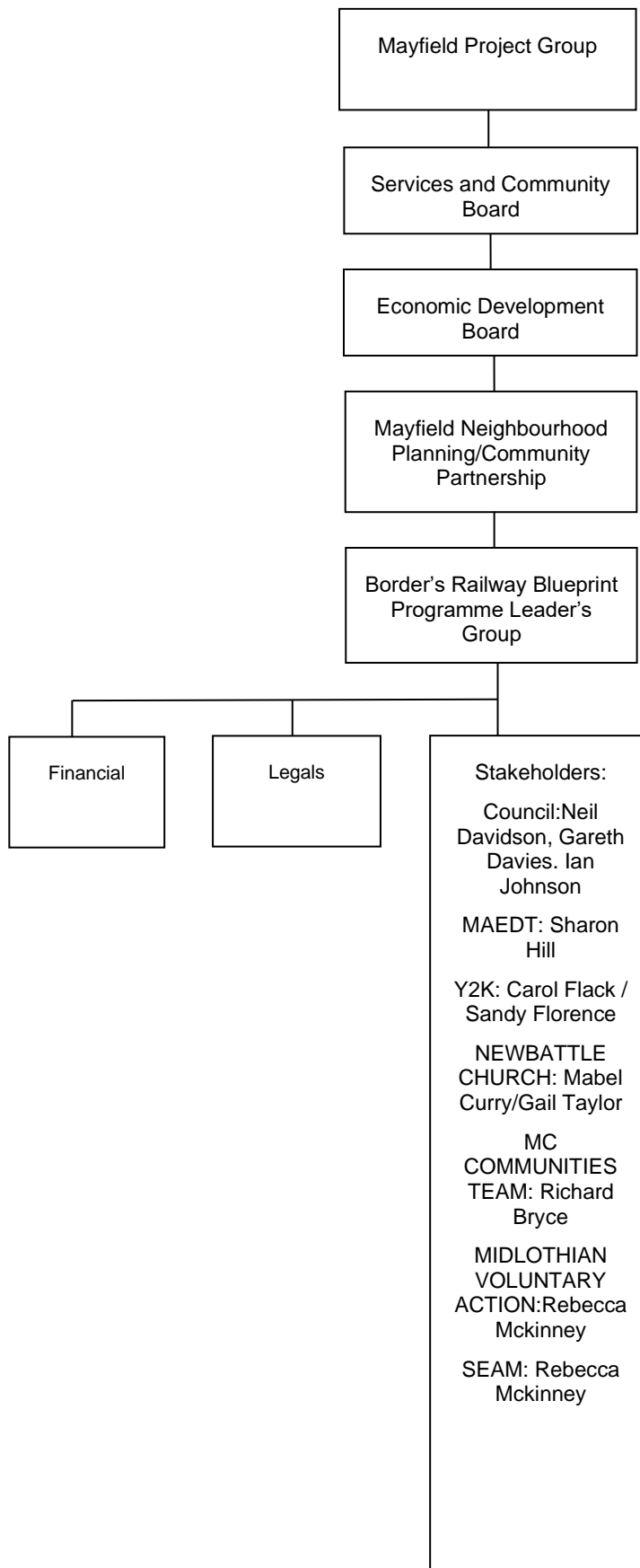
Mayfield and Easthouses Development Trust – set up in 2006 following extensive consultation with the local community with the aim to achieve the sustainable regeneration of the community through addressing the economic, social, environmental and cultural needs of the residents and the area.



Midlothian Council – Midlothian Council – the IIT Project is fully supported by Midlothian Council. A member of staff sits on the IIT group as advisor and conduit to enable smooth lines of communication at all times.

APPENDIX D

Project Team



APPENDIX E – MASTERPLAN

- THE FULL DOCUMENT IS AVAILABLE FOR VIEWING IN THE MEMBERS LIBRARY

APPENDIX F – MILESTONES

Milestone Action Table		
Planned	Progress	Where we are now
Midlothian Council Funding Approval	Obtained 29 May 2018 from the Council's Capital Plan Board.	Completed
Tender Issue	28 May 2019	Completed
Consultant Appointment	Appointed 1 October 2019	Completed
Initial meeting with Consultant	2 October 2019	Completed on 22 October 2019
Stage 1	13 December 2019	Completed on 17 December 2019
		Agreement with IIT Yes
Stage 2	20 December 2019	Completed on 20 December
		Agreement with IIT Yes
Stage 3	27 March 2020	Completed on 30 April
		Agreement with IIT Yes
Stage 4	27 April 2020	Complete
		Agreement with IIT Yes
Stage 5 / Completion of Masterplan	1 May 2020	<ul style="list-style-type: none"> • masterplan Draft report framework to be completed by 31 July 2020 Final
		<ul style="list-style-type: none"> • Masterplan Final completion in March 2022 Final
		Agreement with IIT Yes