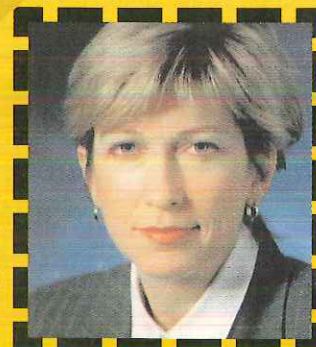




The Scottish parliament, shown in this CAD image, is spawning other development.



Lindy Patterson's law firm MacRoberts has more than doubled its number of partners in the past year.

► Edinburgh International Conference Centre is leading to hotel developments around it.

Next spring, developers are hoping to hear whether they will be allowed to build on top of Edinburgh's Waverley Station. If the law can be changed to allow this, as is expected, a £100m-plus retail development will go ahead.

Housing is also high on the agenda. Developer Forth Ports has plans for 700 homes in Granton Harbour and 3000 in Leith, both of which are on the outskirts of Edinburgh. It is understood that planners in Edinburgh will be reluctant to grant permission for the developments until more work is done on a £450m masterplan for the redevelopment of Leith, so that roads and other infrastructure are given more consideration.

As the Edinburgh Business Park on the west side of the city rises – it now has 200 000 m² of office and retail space – developers are looking at new sites around Edinburgh to satisfy the demand of businesses wanting to move to Scotland. Developer Capital Et Regional is considering building a 50 000 m² business and retail park at junction 10 of the M8 near Edinburgh.

But stiff competition is coming from Glasgow, where Kohn Pedersen Fox is producing a masterplan for Clydeport. The disused dockyards of

the Clyde to the west of Glasgow are set to be released for redevelopment as a regeneration project. KPF was appointed on the project only this summer, and a masterplan is not expected until early next year.

The office market in Glasgow is moving fast. As soon as leases expire, the offices are being snapped up for redevelopment, says BDP's Fergusson. He says that three properties on St Vincent Street are due to

come on to the market soon and that there is huge competition for the sites.

Further afield, St Andrews is a hot bed of development, with plans being finalised for a £45m hotel designed by The Parr Partnership and a smaller hotel worth less than £10m being considered.

On the private finance initiative front, Scotland has been a pioneer in the education

market. The Falkirk schools PFI project is under way; the deal to redevelop Glasgow schools is down to the last two bidders; Edinburgh is on hold and three new smaller PFI school deals are under consideration, including a £45m deal for East Lothian schools.

The skylines of both Edinburgh and Glasgow are filled with cranes. And, with developers casting ideas around at a healthy rate, this seems set to continue.

There is a new mood of confidence since the elections

Lindy Patterson, solicitor MacRoberts