

Scottish Government announce infrastructure funding for Granton Waterfront

Monies announced today from The Scottish Government's Housing Infrastructure Fund will enable the infrastructure works preparing the way for 847 new homes, including 387 which are affordable.

The council is progressing its plans to build 3,500 new homes in the north of the city in Granton in a new neighbourhood.

[Granton Waterfront](#) is centred around the disused gasometer and the old railway station. Although building has begun there, continued funding is crucial.

The Scottish Government has announced a new grant of almost £16 million which will help the council to build the new energy efficient homes, as part of its support under the Edinburgh and South East Scotland City Region Deal.

The council says it has already invested £250 million in surrounding neighbourhoods. The Granton Gasometer was refurbished with the help of UK Government Levelling Up funding of £16.4 million and £1.2 million of Scottish Government funding for the adjacent park which opened at the end of last year.



The First Minister with Ben Macpherson MSP for Edinburgh Northern and Leith and the Council Leader, Jane Meagher PHOTO The Scottish Government

The First Minister met apprentices on the site at Granton where he saw for himself progress with the development. He said: “This impressive development is transforming the Granton area of Edinburgh – through the development of new homes, improved infrastructure and low-carbon district heating solutions.

“Public sector investment in the first phase of Granton Waterfront is estimated to leverage a further £200 million of private sector investment in private housing and the low carbon heat network.

“The 2025-26 Budget has allocated more than £7 billion for infrastructure and £768 million to ramp up action on delivering affordable homes.

“This development at Granton Waterfront is an excellent example of how Scottish Government investment is already

delivering across my government's four priorities – to eradicate child poverty, grow the economy, improve public services and protect the planet.”



Jane Meagher Council Leader

Edinburgh Council Leader, Jane Meagher, said: “We’re making significant progress at Granton Waterfront, with hundreds of affordable homes underway at both Western Villages and Silverlea. I welcome today’s announcement which comes at a critical time, as our city faces an ongoing housing emergency and a severe shortage of homes.

“This funding forms part of a wider funding package that the council and Scottish Government continue to develop, allowing the next phase of development in Granton to get underway later this year. This will see further development of much needed new homes, alongside improved infrastructure, and an innovative low-carbon district heating system.

“The regeneration of Granton will not only help to address the housing shortage but also contribute to our broader goal to

become net zero by 2030 and by incorporating cutting-edge technologies, residents will benefit from modern, comfortable, energy efficient homes.

“We’re working hard to make Granton somewhere people will want to call home, and this is a great example of the success we can have when governments work together in partnership. I look forward to seeing this progress continue.”

Ben Macpherson MSP told The Edinburgh Evening News: “As the constituency MSP, for some years I’ve been working constructively with the Scottish Government and the council to make the case for investment in Granton – arguing in parliament and elsewhere for additional funding streams to deliver more, affordable homes in North Edinburgh and emphasising the huge potential there is to develop the waterfront to meet local needs.

“Therefore, I’m delighted to see the progress that’s been made so far and warmly welcome the significant financial commitments being made by Scottish Ministers to invest in the area.

“Granton is a strategic site for development in our city, for tackling the housing shortages that we have, and for delivering new opportunities and facilities for the people of North Edinburgh. I look forward to seeing even more money being invested into Granton in the years ahead.”

Affordable Housing Supply Programme

The Scottish Government announced £768 million of funding for the Affordable Housing Supply Programme in the financial year 2025-26 following a cut of around 25% or £200 million last year. When Shona Robison the Finance Minister announced the spending in the draft budget in December 2024, she said this money would provide 8,000 new homes.

At the time of the announcement Alison Watson, director of Shelter Scotland, said: "We welcome the Scottish government's acknowledgment that last year's cut to the affordable housing budget was a mistake.

"Since then, misery has needlessly been inflicted on thousands of households who have had to live first through the distress of losing their homes, and then having nowhere to turn because local services have been decimated.

"Today's reversal of the cuts to housing and investment in local services are welcome. Now it is time for a step change in how the Scottish government tackles Scotland's housing emergency and the pace at which it does so."