

Fettes Row and Royal Crescent Association (FRRCA)

Trustees' Annual Report

This report covers the period from the previous AGM in July 2025, through 26 February 2026, our most recent AGM, to the present. The latter AGM attracted 38, an increase of 14.

The two developments on the north side of Fettes Row and Royal Crescent have dominated, as expected, the street conversations and the activities of the Association. The revised plan for parts of the former RBS site went to a CEC Development Management Sub-Committee hearing on 18 December 2025. The Association Secretary, Karen Licurse, spoke to oppose on behalf of the FRRCA. The proposal for a new residential Block 6 for Fettes Row east, and Purpose-Built Student Accommodation with 599 beds was rejected although the developer has since appealed that decision to the Scottish Reporter. Further representations were made and a decision is awaited.

Work has started on Blocks 1 to 5 mainly opposite Royal Crescent. Pre-building inspections in September 2025 were offered to residents by PMP on behalf of the developer. It was not until April 2026 and the intervention of several angry residents, the Association and two councillors before those inspection reports were sent to residents. These inspection reports will be used as evidence of the pre-building state of individual properties in which later cracks have been identified. Three giant cranes loom over our streets and the residential blocks are starting to emerge. On request from us, the site manager arranged for the graffiti-covered hoardings protecting the Dundas Street side of the site to be re-painted.

New plans to redevelop Centrum House and BUPA's former office on the corner of Dundas Street as a 143 room Dakota hotel were submitted in April 2026 after two public consultation events and a presentation by the architect to the FRRCA AGM. Although nervous about imminent demolition and the usual inconvenience of building work, residents have a variety of views about the pros and cons of having a hotel so close, with parking considerations and access for guests and services being key concerns. A decision is expected by August 2026.

It is pleasing to report that the Council, under pressure from many, has reversed its decision to install recycling bin hubs on the housing side of our streets. When installed in late 2026 or early 2027 all five hubs will now thankfully be on the north side.

During the year the Association arranged for the Council to clear weeds from pavements and gutters. Volunteers again did their own autumn leaf clean in November.

One Committee meeting was held on 3 November 2025 during which the sad news of David Gow's death came through. David had been a recent Chair and Secretary of the FRRCA.

With few outgoings, the FRRCA accounts for our financial year to 31 October 2025 showed a small profit of £175, and cash reserves at that date totalled £1,012.

The Association introduced a website – www.frrca.org.uk – and a WhatsApp group as well as re-gaining administrative control of its Facebook page.

Robin Pollok
Chair, Fettes Row and Royal Crescent Association
31 May 2026

