

Review of Capital Receipts

The City of Edinburgh Council

21st February 2008

1 Purpose of report

To report the result of the review of capital receipts that may be realised by the Council during the forthcoming years.

2 Background

The Capital Investment Programme report to the Property and Strategy Committee on 22nd January, 2008 assumed that capital receipts of £5m, £4m and £2m would be received over the next three years.

3 Main Report

- 3.1 To ensure that capital receipt opportunities are maximised a review of the Council's property holdings has been undertaken.
- 3.2 The outcome of this review was to identify transactions that would result in the Council, including £8.5m dividend payments from EDI, receiving additional receipts of £38m over the next five years. It should be noted that certain transactions are dependent upon redevelopment opportunities being agreed with third parties.
- 3.3 During the next three year period additional receipt opportunities of £8.750m (£2.75m/£1.0m/£5m) have been identified. Appendix 1 provides details of these transactions.
- 3.4 Further details of the receipts will be reported to Policy and Strategy Committee as the transactions proceed.

4 Financial Implications

It is estimated that these will result in a loss of revenue income of £85,000 per annum.

5 Recommendation

The Council is asked to note the additional receipts that may be received over the next five years.



**Andrew Holmes,
Director of City Development**

12.2.08

Appendices	1
Contact/tel	Mr. Hugh Dunn: 0131 469 3150
Wards affected	None
Background Papers	None

Additional Capital Receipts 2008-2011

Financial Year	Asset	Estimated Capital Receipt	Revenue Implications per annum	Expenditure Implication	Comments
08/09	6-8 Market Street	£750k	None	None	Former Science Centre site
	Eastern Industrial Estate	£500k	£23,500	None	Part of a larger sale with remaining receipt (£2.5m) linked to Tram
	Cairnpark 2 - Redhall House Drive	£1.5m	None	None	£2m already accounted for in current CIP list.
09/10	Various	£1m	None	None	Numerous minor transaction involving encroachment, rights of way, etc.
10/11	Details to follow	£2m	£35,700	None	JV with tenant to create redevelopment opportunity
	7 West Coates	£3m	None	None	Former St. Helen's Resource Centre
	Total	£8.75m			