

## SALE OF LAND FOR EXTENSION TO EDINBURGH SCULPTURE WORKSHOP HAWTHORNVALE

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### Finance and Resources Committee

1 November 2011

#### Purpose of report

- 1 Following the success of the Edinburgh Sculpture Workshop (ESW) in securing the £3 million Arts Funding Prize for Edinburgh, Committee is asked to approve the sale of 0.209 hectares (0.52 acres) of land to Edinburgh Sculpture Workshop, as shown on attached location plan, in order to facilitate a new external landscaped, walled garden incorporating 2 artists studios, community cafe and external area for events and exhibition of work, to be known as the 'Creative Laboratories'.

#### Main report

- 2 In March 2010 the Finance and Resources Committee approved the granting of an option to ESW to enter into a long lease of land at 25 Hawthornvale to enable ESW to pursue the £3M Arts Funding Prize for Edinburgh. This approval included an option to purchase the site at market value.
- 3 ESW was successful in securing and has secured the £3M Arts Prize and now ESW wish to exercise their option to purchase the site now rather than the original proposal of after year five or ten.
- 4 The site is held on Housing Revenue Account and on the 24th May 2011 the Health Social Care and Housing committee approved the sale subject to the approval of the financial terms by the Finance and Resources committee.
- 5 Negotiations have continued with ESW and Heads of Agreement has been agreed at a gross purchase price of £400,000 less deduction for abnormal costs associated with poor ground, planning gain, etc. subject to a minimum price of £300,000.
- 6 The Council has obtained an independent valuation from Jones Lang La Salle to support the gross purchase price.
- 7 The purchase contract will require the approval of the Scottish Government Ministers in that it relates to the sale of land held on the Housing Revenue Account

## Financial Implications

- 8 A minimum capital receipt of £300,000 will be delivered for re-investment in affordable social housing. This receipt is ring fenced for the Housing Revenue Account.

## Equalities Impact

- 9 The sale will allow ESW to provide world class facilities for the arts and local communities,

## Environmental Impact

- 10 The disposal will facilitate a positive impact on the local environment and community as the Creative Laboratories proposal is developed with the existing unsightly building removed.

## Recommendations

- 11 The Committee is recommended to approve the terms of the sale to Edinburgh Sculpture Workshop as set out above and on the other terms and conditions to be agreed by the Director of City Development and the Acting Head of Legal and Administrative Services

**Dave Anderson**  
Director of City Development

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Appendices	Location plan showing site previously leased shown hatched and site to be sold cross hatched
Contact/tel/Email	Alistair McArthur - 529 5928 - <a href="mailto:alistair.mcarthur@edinburgh.gov.uk">alistair.mcarthur@edinburgh.gov.uk</a>
Wards affected	13 - Leith

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Single Outcome Agreement

National Outcome 3 – We are better educated, more skilled, more successful and renowned for our research and innovation.

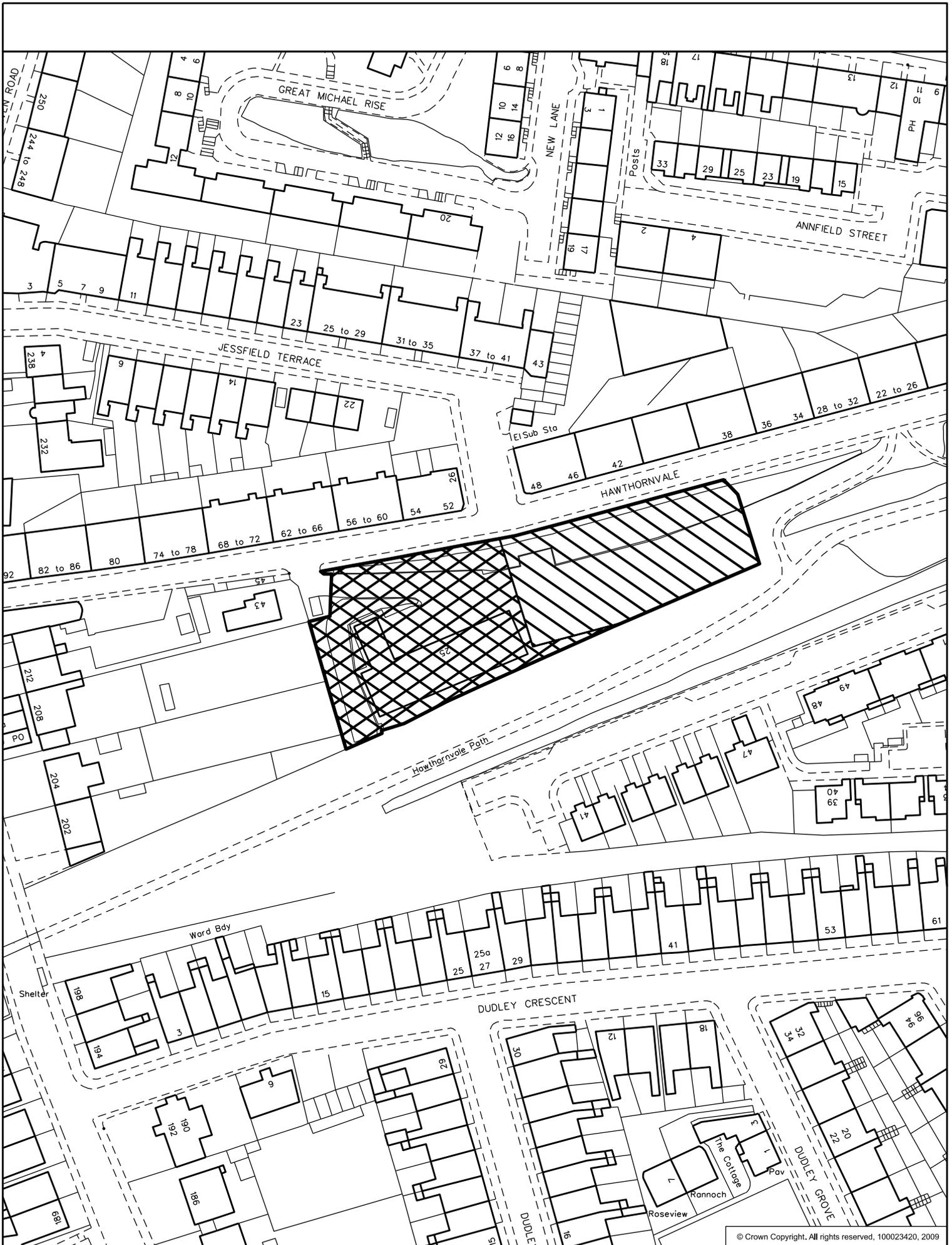
National Outcome10 – We live in well-designed, sustainable places where we are able to access the amenities and services we need

National Outcome12 - We value and enjoy our built and natural environment and protect it and enhance it for future generations

Background Papers

Minutes of meeting of the Finance & Resources Committee - 16<sup>th</sup> March 2010

Minutes of meeting of the Health Social Care and Housing Committee – 24<sup>th</sup> May 2011



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TITLE  
**25 Hawthornvale**  
**Edinburgh**

• **EDINBURGH** •  
 THE CITY OF EDINBURGH COUNCIL  
 Property Management & Development  
 Waverley Court  
 4 East Market Street

DATE  
 Aug 2011

SCALE  
 N.T.S

DRAWN BY  
 A.Powers