

Finance & Budget Committee

10.00 am, Thursday, 29 November 2012

Summary Report on Property Transactions concluded under Delegated Authority

Item number	8.3
Report number	
Wards	City-wide

Links

Coalition pledges	None applicable
Council outcomes	None applicable
Single Outcome Agreement	SO1

Mark Turley

Director of Services for Communities

Contact: Bill Miller, Head of Property Management & Development

E-mail: william.miller@edinburgh.gov.uk | Tel: 0131 529 5932

Executive summary

Summary Report on Property Transactions concluded under Delegated Authority

Summary

To advise the Committee of all lease agreements, etc concluded in terms of the Council's 'Scheme of Delegation to Chief Officials'.

This delegated authority currently extends to the conclusion of all new leases of up to five years in length where the rental is no greater than £50,000 per annum and rent reviews where the rental is no greater than £50,000 per annum. The authority also includes the sale of property which has been declared surplus to the requirements of the Council and sold at market value. Any transactions outwith these parameters are reported separately to Committee.

Recommendations

The Committee is asked to note that the 19 transactions detailed on the attached sheets have been concluded in terms of the Council's 'Scheme of Delegation to Chief Officials'.

Measures of success

n/a

Financial impact

There are no financial implications as a result of this report.

Equalities impact

There are no equalities impacts as a result of this report.

Environmental impact

There are no environmental impacts as a result of this report.

Consultation and engagement

n/a

Background reading / external references

Please see appendix for details.

Mark Turley

Director of Services for Communities

Links

Coalition pledges	None applicable
Council outcomes	None applicable
Single Outcome Agreement	SO1. Edinburgh's economy delivers increased investment, jobs, and opportunities for all

NEW LEASES

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
1. 1/H263N CL	1 – Almond	Services for Communities	Part of Hawes Car Park, South Queensferry	RNLI	Fund raising open day	Lease Period: 17 June 2012 Rent: £1 Payable: If asked
REMARKS: Admin fee of £30 + VAT is payable to cover the costs of entering into the agreement						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
2. 18605/2 SC	4 – Forth	Services for Communities, HRA	0.15 ha or thereby at West Granton Access	Castle Rock Edinvar Housing Association Limited	Land for site compound and landscaping associated with West Pilton Phases 3 & 4	Lease Period: 5 years with effect from 29 May 2012 Rent: £1 Payable: If asked
REMARKS: CEC has an option to break the agreement on giving not less than 6 months prior written notice in the event that the ground is needed to permit a transport scheme to be installed						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
3. 12558/4C JAS	10 – Meadows/ Morningside	Services for Communities, HRA	129 Lauriston Place, Edinburgh, EH3 9JN	Edinburgh Art Shop Limited	Class 1 Retail Arts and crafts supply shop	Lease Period: 29 June 2012 to 28 June 2017 and annually thereafter Rent: £11,575 per annum, exclusive Payable: Monthly, in advance
REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
4. 12558/4B JAS	10 – Meadows/ Morningside	Services for Communities, HRA	141 Lauriston Place, Tollcross, Edinburgh, EH3 9JN	The Forest	Class 3 – Community arts centre and cafe	Lease Period: 1– 31 August 2012 and month-to-month thereafter Rent: £12,500 per annum, exclusive of VAT Payable: Monthly in advance
REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
5. 01/E283/25 CL	1 – Almond	Services for Communities	Whole of Hawes Car Park, Edinburgh Road, South Queensferry	John Robertson Funfairs	Funfair	Lease Period: 6 to 13 August 2012 Rent: £800 for the period Payable: in advance
REMARKS: Admin fee of £100 is payable						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
6. 01/T278T/21 JAS	1 – Almond	General Property	Unit 21 Viewforthbank Industrial Estate, The Loan, S. Queensferry, EH30 9SD	The Stand Comedy Agency Ltd	Store	Lease Period: Annual tenancy Rent: £4,750 per annum, exclusive of VAT Payable: Quarterly, in advance
REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
7. 21006 BM	11 – City centre	Services for Communities – Corporate Office	Part of the ground floor, Waverley Court, 4 East Market Street	UK Green Investment Bank	Office	Lease Period: 1 year Rent: £21,600 per annum Payable: Monthly

REMARKS:

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
8. 20306 AF	16 – Liberton/ Gilmerton	Services for Communities	13A Newtoft Street, Edinburgh	Stevenson College Edinburgh	Office and meetings	Lease Period: 1 Sept 2012 to 31 August 2013, then month to month Rent: £7,000 per annum Payable: Quarterly, in advance

REMARKS:

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
9. 17426/1 JAS	13 – Leith	General Property	Unit 1 Bonnington Busines Centre, 106 Jane Street, Leith, Edinburgh EH6 5HG	LSB Edinburgh Limited	Class IV storage of clothing for online sales	Lease Period: 7 – 30 September and month to month thereafter Rent: £18,750 per annum, exclusive of VAT and rates Payable: monthly, in advance

REMARKS:

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
10. 17426/4B JAS	13 - Leith	Services for Communities, General Property	Unit 4 Bonnington Business Centre, 112 Jane Street, Leith, Edinburgh, EH6 5HG.	Macdonald Sporrans Limited	Class 4 Office and storage for dispatch of online clothing	Lease Period: 10 September to 30 September 2012 and month to month thereafter Rent: £14,900 pa exclusive Payable: Monthly in advance
REMARKS:						

RENT REVIEWS

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
11. 9147A MB	14 – Craigentenny/ Duddingston	Services for Communities – General Property	67 London Road	BT Plc	Land used as telephone exchange	New rent: £19,000 Old rent: £17,650 From: 15 May 2012
REMARKS: 125-year ground lease of 1.265 acres from 15/5/1980 to 28/05/2105 yearly rent review pattern. Rent is based on valuation of hypothetical office building on site, not a rate per acre.						

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
12. 10072/A MB	11 – City Centre	Services for Communities – General Property	Carrubber's Close (135 High Street)	Mitchell's & Butlers Retail Ltd	Public House (part of)	New rent: £21,800 Old rent: £19,000 From: 1 October 2009
REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
13. SGC-U01 MB	3 – Drum Brae/Gyle	Services for Communities – EDI Account	7 South Gyle Crescent	UKPH (No. 1) Ltd	Land for industrial development	New rent: £10, 631 Old rent: £9,185 From: 28 November 2008
REMARKS: Ground lease rent reviewed in line with 15.00% of rent receivable for building on site						

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
14. 19/S618/17 MB	12 – Leith Walk	Services for Communities – General Property	17 St Clair Street	C&W Assets Ltd	Land for industrial development	New rent: £28,457 Old rent: £27,734 From: 28 February 2012
REMARKS: <i>Ground lease rent reviewed in line with 13.33% of rent received for buildings on site</i>						

DISPOSALS

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
15. EST/20680/2 SC	16 - Liberton/ Gilmerton	Services for Communities – HRA	1.547 Ha or thereby of ground at Moredun Dykes Road	Dunedin Canmore Housing Association Limited	Land for new build affordable housing	Purchase price: £1, if asked Date of entry: 13 April 2012 Sale concluded: 13 April 2012

REMARKS: Project known as Hyvots Ph 6

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
16. 20286 ROD	2 – Pentland Hills	Services for Communities	Former Engine Shed, 14 Kirkgate, Currie.	Teviot Creative Ltd.	Design Office	Purchase Price: £201,590 Date of Entry: 6 June 2012 Sale Completed: 6 June 2012

REMARKS: £25,000 of Sale Price to Pentland Regional Park Ranger Service

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
17. 7584/B ROD	17 – Portobello/ Craigmillar	Services for Communities	Site at 3-5 Figgate Street, Portobello	Figgate Street Developments Ltd	Office	Purchase Price: £125,000 Date of Entry: 8 August 2012 Sale Completed: 8 August 2012

REMARKS:

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
18. 20913 ROD	11 – City Centre	Services for Communities	36-40 Candlemaker Row	Messrs Wharton, Smith & Smith	Residential	Purchase Price: £420,000 Date of Entry: 22 August 2012 Sale Completed: 22 August 2012
REMARKS:						

WAYLEAVES

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
19. 21003 SC	17 – Portobello/ Craigmillar	Services for Communities – HRA	Ground at Niddrie House Avenue	SP Distribution Ltd	Underground electricity cable	Rent: Commuted sum £42 Lease Period: 31 July 2012 to 1 January 3000 Payable: November 2012
REMARKS: SP wayleave for proposed Energy Centre						