

# Finance and Budget Committee

Thursday, 6 June 2013

## Portobello Toddler Hut, 28 Beach Lane

Item number	7.19
Report number	
Wards	17 – Portobello/Craigmillar

### Links

Coalition pledges	<a href="#">P1, P2, P3, P4, P5, P6, P50</a>
Council outcomes	<a href="#">CO1, CO2, CO3, CO18</a>
Single Outcome Agreement	<a href="#">SO3, SO4</a>

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# Executive summary

## Portobello Toddler Hut, 28 Beach Lane

### Summary

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Portobello Toddler Hut (PTH), lease premises from the Council at 28 Beach Lane, Portobello which they use to operate a playgroup. Since its establishment in the 1920s it has been operating from the same single storey wooden building which is no longer considered fit for purpose. The playgroup would like to construct a new building and have asked the Council to consider granting a long lease of the site to facilitate their fundraising for the project.

### Recommendations

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It is recommended that Committee approves an 80 year lease of 320 sq.m of land or thereby at 28 Beach Lane, Portobello to Portobello Toddler Hut at a nominal rent of £1 per annum and on other such terms and conditions as may be agreed by the Director of Services for Communities and the Acting Head of Legal and Administrative Services, subject to the lease not being concluded until Portobello Toddler Hut have secured funding for their new build project.

### Measures of success

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The new lease will assist the PTH to secure adequate grant funding in order to carry out its proposed redevelopment of the site and secure the long term future of the Toddlers Hut

Significant reduction in CO2 emissions by replacing the existing energy inefficient building with a building with an energy performance above current required standards.

Broadening the range of services by improving the capacity to work with children with a disability, provide support services for children and families and providing a programme of activities for carers and younger children.

### Financial impact

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PTH currently lease the premises at Beach Lane from the Council at a nominal rent of £50 per annum. The land is held on Services for Communities General Property Account. Granting an 80 year lease at a nominal rent of £1 per annum will have a minimal impact on the Services for Communities revenue budget.

Development potential of the land is considered to be limited, given the restricted size of the site, its location next to a children's play park and the long established use of the land by PTH. It is believed that their first use of the site dates back to the 1930s.

The market value subject to vacant possession is £250,000.

## Equalities impact

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This report has been assessed in terms of equalities and human rights. If the recommendations of this report are approved this will help the Toddler Club to provide improved health, well being and developmental opportunities, improved opportunities for children with a disability and improved opportunities for additional services to the community.

## Sustainability impact

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Granting the proposed long lease of the premises will enable the redevelopment of the existing building which will have a positive impact on sustainability.

The proposals in this report will reduce carbon emissions because of the replacement of the existing inefficient building with a modern highly energy efficient structure.

The need to build resilience to climate change impacts is not relevant to the proposals in this report because the proposals will not impact on resilience.

The proposals in this report will help achieve a sustainable Edinburgh because they will provide opportunities for the improved health and wellbeing, and access to education and for users. They will secure the long term future of existing jobs and improved training opportunities.

## Consultation and engagement

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Consultation on the proposed redevelopment has been made with, amongst other:

- Neighbourhood Management Team
- Disability Practice Team
- Towerbank Nursery School
- The Scottish Pre-School Playgroup Association
- Parents of children using PTH
- Local Councillors

All feedback has been supportive.

## Background reading / external references

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- [Climate Change Framework](#)
- [Edinburgh Standards for Sustainable Building](#)
- [Energy Policy](#)
- [Local community plan](#)

## Portobello Toddler Hut, 28 Beach Lane

### 1. Background

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- 1.1 Portobello Toddler Hut (PTH) is a registered charity which runs a pre-school playgroup for up to 50 places. Established in 1929 it has been operating from the same single storey wooden building constructed in the 1930s on land leased from the Council, and is thought to be the oldest operating independent playgroup in the UK. The current lease is on the basis of an annual tenancy originally granted in 1995 at a nominal rent of £50 per annum.
- 1.2 The stated aim of the playgroup “is to promote the aim of the Scottish Pre-school Play Association which is to advance the education of pre-school children so that they may take a constructive place in the community and to educate parents, other adults, teenagers and children in the furtherance of that aim”.
- 1.3 The building is inefficient in energy performance and expensive to run and is no longer considered fit for this purpose. The Toddler Hut wish to construct a new more efficient building to provide better more suitable facilities and to provide additional services such as parent support services, and the inclusion of children with a disability.
- 1.4 To enable PTA to raise funds for the proposed redevelopment they have asked the Council to consider granting a long lease of the site.

### 2. Main report

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- 2.1 PTH’s premises date back to the 1930s and consist of a single storey wooden building and adjoining playground. Despite its proximity to the Promenade, there is no view of the sea from inside the building. A high brick wall around the playground also obscures the view of the beach from the playground for young children. Running costs for the building, which has no insulation and metal window frames, are high. Heat and lighting is the largest single expense after staff costs.
- 2.2 Following consultation with parents and the wider community Architects acting on behalf of PTH have come up with proposals for a new two storey, energy efficient building which will provide more internal space and create an outlook to the beach, whilst maintaining privacy for occupants. The design of the building will also free up more of the site to expand external play areas which will be

enhanced by landscaping and better play equipment. The proposals received planning consent in February 2013.

- 2.3 The total estimated capital cost for constructing the new building (including fees) is approximately £305,000 excluding VAT. PTH have set up a Steering Group consisting of parents with relevant skills and have prepared a fund raising strategy which will target private trusts and charities. PTH's architects have prepared proposals on a no fee basis and have offered to deliver the project at a reduced fee. Similarly, Steering Group members have offered to provide legal advice free of charge. PTH were successful in securing £12,000 of grant funding to carry out initial consultation on their proposals and prepare a business plan.
- 2.4 In order to support their fund raising efforts PTH have asked the Council to grant a new 80 year lease of the land they currently occupy at 28 Beach Lane at a nominal rent of £1 per annum.
- 2.5 PTH do not currently receive grant funding from the Council, although they have in the past (this ceased in 2008). Since 2008 PTH have been self-funding through a combination of attendance fees and fund raising. Their annual income is approximately £35,000 which is matched by expenditure, the principal items being staff costs and energy.
- 2.6 PTH employ two local playworkers. The playworkers are assisted on a rotational basis by the parents/carers of the children with one parent/carer attending each session. Parents assist by supporting play and activities, preparing snack and supervising outdoor play. Children and Families have confirmed that PTH play an important role in early years service provision in the Portobello area and that they are support PTH's proposals for new building.
- 2.7 Exploring the potential for wider community use of the new building is an important consideration. PTH say that they have looked at various options for shared use of the building as part of their initial feasibility study. As a result PTH's Steering Group has identified that some mediation services have a need for appropriate contact centres in the Portobello area and that local health services would also be keen to use the proposed building. As such, PTH took the decision to make the new build available to certain partnership organisations including Portobello Surgery.
- 2.8 PTH have also discussed with Children and Families use of the new building by Towerbank Primary School, the East Neighbourhood Children's Practice Team, the Disability Practice Team and Early Years and Childcare Services.
- 2.9 PTH are looking to start construction of the new building in October 2013 with completion in April 2014. This will involve a move to temporary premises during the construction period.

### 3. Recommendations

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It is recommended that Committee approves an 80 year lease of 320 sq.m. of land or thereby at 28 Beach Lane, Portobello to Portobello Toddler Hut at a nominal rent of £1 per annum and on other such terms and conditions as may be agreed by the Director of Services for Communities and the Acting Head of Legal and Administrative Services, subject to the lease not being concluded until Portobello Toddler Hut have secured funding for their new build project.

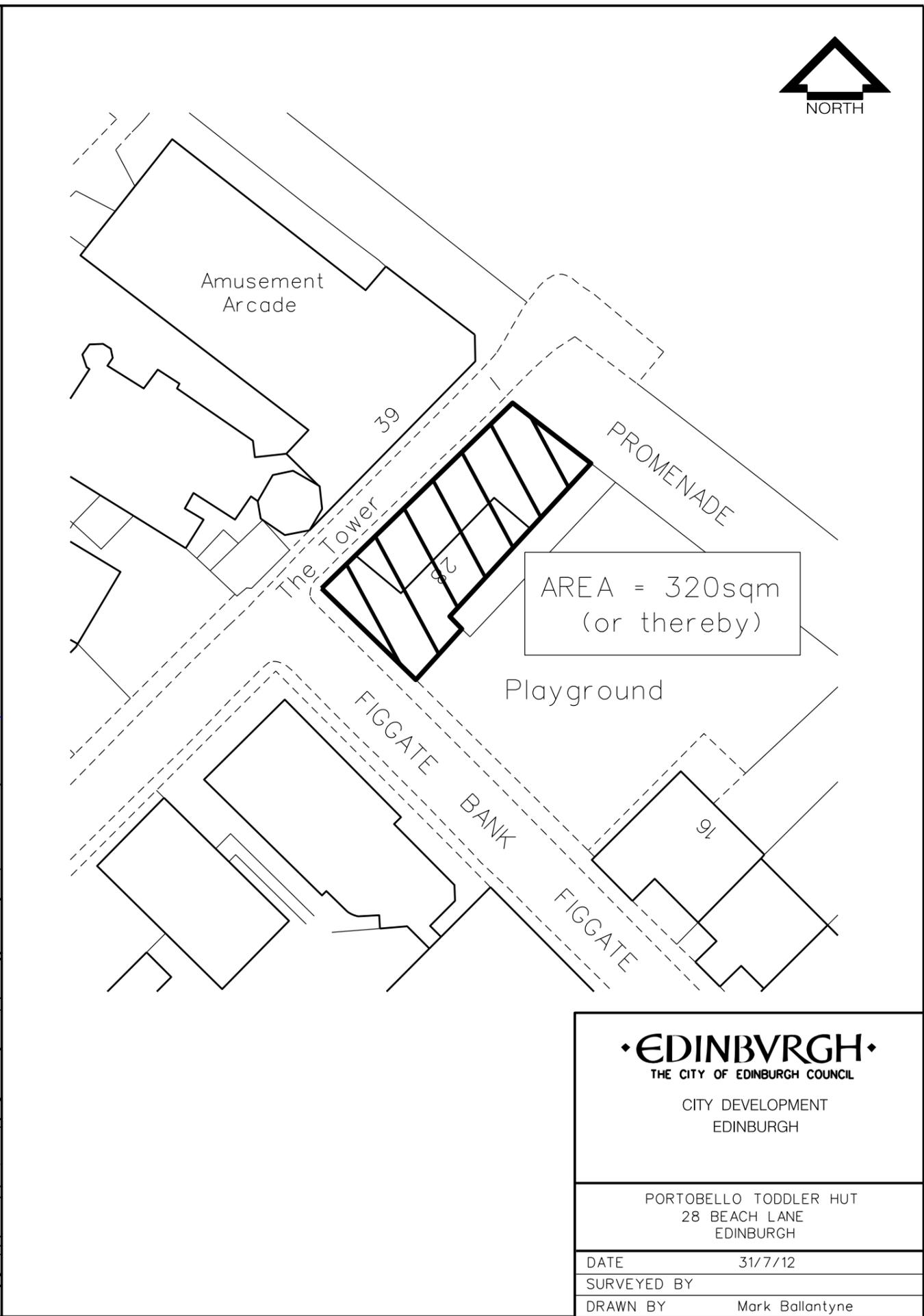
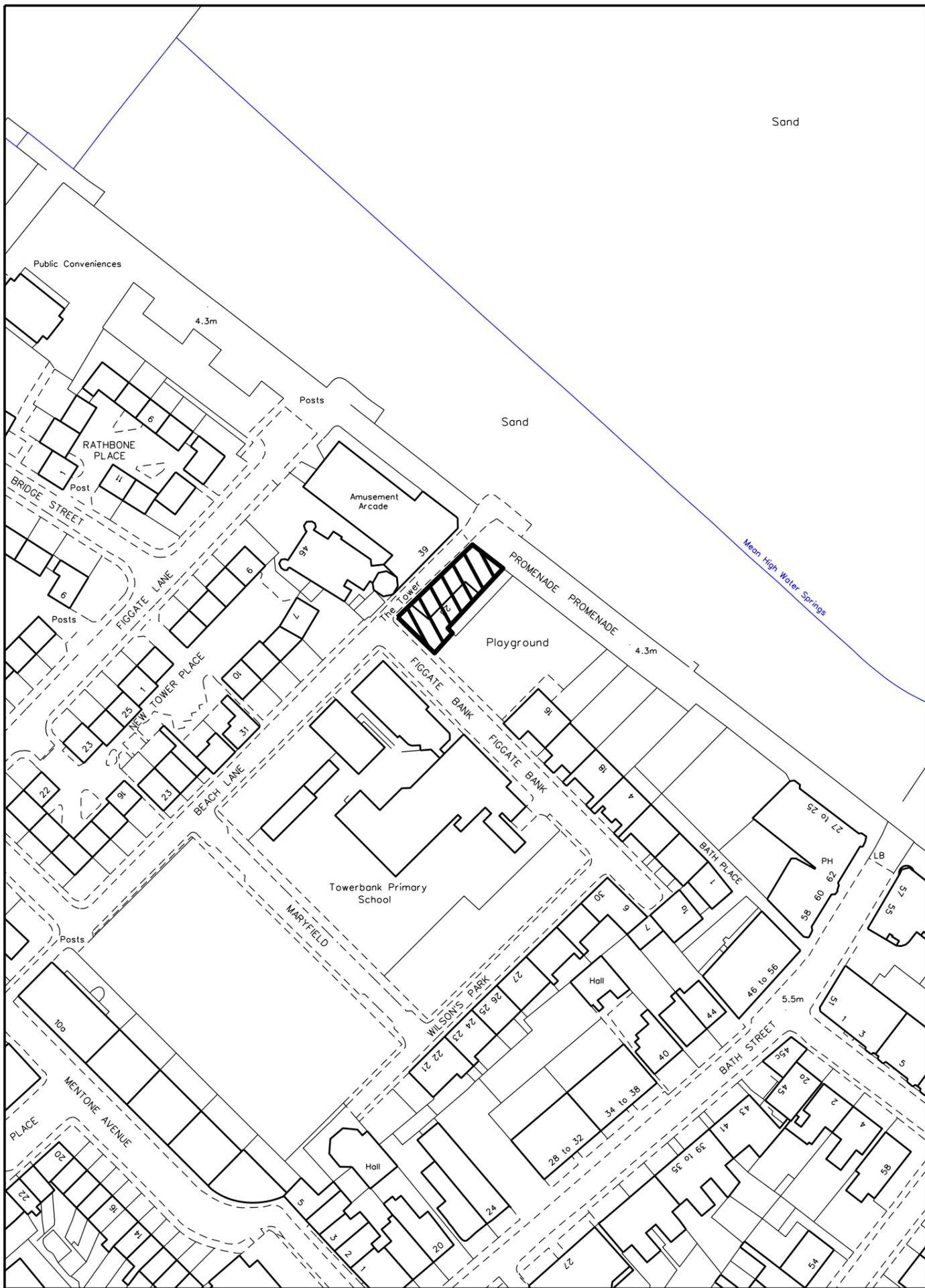
#### Mark Turley

Director of Services for Communities

#### Links

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<b>Coalition pledges</b>	<p>P1- Increase support for vulnerable children, including help for families so that fewer go into care</p> <p>P6 - Establish city-wide co-operatives for affordable childcare for working parents</p> <p>P50 - Meet greenhouse gas targets, including the national target of 42% by 2020</p>
<b>Council outcomes</b>	<p>CO1 - Our children have the best start in life, are able to make and sustain relationships and are ready to succeed</p> <p>CO3 - Our children and young people at risk, or with a disability, have improved life chances</p> <p>CO18 - Green – We reduce the local environmental impact of our consumption and production</p> <p>CO19 - Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards</p>
<b>Single Outcome Agreement</b>	<p>SO3 - Edinburgh's children and young people enjoy their childhood and fulfil their potential</p> <p>SO4 - Edinburgh's communities are safer and have improved physical and social fabric</p>
<b>Appendices</b>	<p>Location Plan</p>



LOCATION PLAN

PHOTOGRAPHICALLY REDUCED NOT TO SCALE

SITE PLAN

<b>• EDINBURGH •</b> THE CITY OF EDINBURGH COUNCIL	
CITY DEVELOPMENT EDINBURGH	
PORTOBELLO TODDLER HUT 28 BEACH LANE EDINBURGH	
DATE	31/7/12
SURVEYED BY	
DRAWN BY	Mark Ballantyne
FILE NO.	
NEG. NO.	A3/1307

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