

Finance and Budget Committee

10.00 a.m, Thursday, 6 June 2013

Former North British Rubber Company Building, Gilmore Park/Fountainbridge Road: Proposed Disposal

Item number	8.7
Report number	
Wards	9. Fountainbridge/Craiglockhart

Links

Coalition pledges	P17
Council outcomes	C07
Single Outcome Agreement	S01

Mark Turley

Director of Services for Communities

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Executive summary

Former North British Rubber Company Building, Gilmore Park/Fountainbridge Road: Proposed Disposal

Summary

On 21 March 2013 Committee instructed the Director of Services for Communities to enter into negotiations with Edinburgh Printmakers to agree Heads of Terms for the disposal of the Former North British Rubber Company Building.

This building sits within the 11.5 acre site which was acquired by the Council to develop the new Boroughmuir High School. The remainder of the site will be developed for mixed use and a masterplan for the site is currently being prepared (using the title Fountain Quay as it is bordered on one side by the Union Canal). The Community Consultation phase identified the need for an arts presence in any development.

The Committee report stated that a further report would be submitted on 6 June detailing the Heads of Terms that have been agreed for the sale.

As part of their funding application to Heritage Lottery and Historic Scotland Edinburgh Printmakers require to undertake further due diligence regarding the building. Consequently it has not been possible to agree specific Heads of Terms at this stage.

Recommendations

That Committee notes that discussions are continuing with Edinburgh Printmakers to agree Heads of Terms. Once the terms of the sale are provisionally agreed a further report will be submitted to the Committee.

Measures of Success

A listed building will be brought back into use through community involvement. This will provide a focus on the arts and employment opportunities in the area. It will also allow the development of an important component of the masterplan for the Fountainbridge site.

Financial impact

A capital receipt of £350,000 will be obtained in financial year 2014/15. The sale of a listed building will remove a potential long term repairing liability from the Council.

Equalities impact

The sale will allow an important arts provider within the city to establish a world class centre which will have a positive impact on the right to productive and valued activities. EP's vision for the new venue includes specific action to target hard to reach sections of the community, to encourage participation by all ages and groups.

Sustainability Impact

A listed building which is currently in a state of disrepair will be brought back into beneficial use and will form a key component of the wider masterplan for Fountainbridge.

Consultation and engagement

As part of the masterplan process to date, consultation exercises and workshops have taken place with local community groups. One of the desires for the wider Fountainbridge site is for an active arts facility.

Background reading / external references

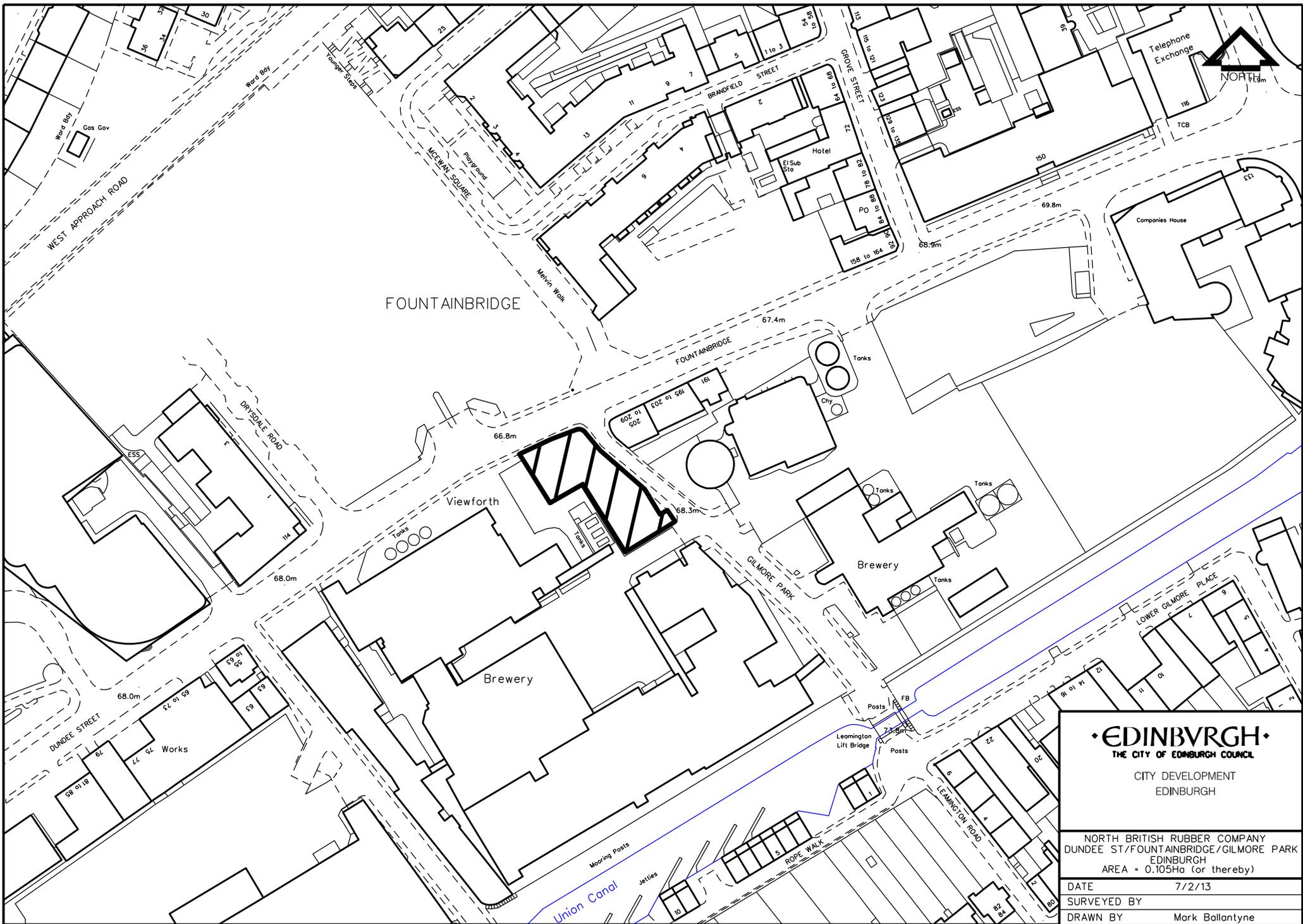
Location plan attached as Appendix 1.

Mark Turley

Director of Services for Communities

Links

Coalition pledges	P17 - Continue efforts to develop the city's gap sites and encourage regeneration
Council outcomes	CO7 - Edinburgh draws new investment in development and regeneration
Single Outcome Agreement	SO1 Edinburgh's economy delivers increased investment, jobs and opportunities for all.
Appendices	Location plan attached



LOCATION PLAN PHOTOGRAPHICALLY REDUCED NOT TO SCALE

• EDINBURGH •
 THE CITY OF EDINBURGH COUNCIL

CITY DEVELOPMENT
 EDINBURGH

NORTH BRITISH RUBBER COMPANY
 DUNDEE ST/FOUNTAINBRIDGE/GILMORE PARK
 EDINBURGH
 AREA = 0.105Ha (or thereby)

DATE 7/2/13
 SURVEYED BY
 DRAWN BY Mark Ballantyne
 FILE NO.
 NEG. NO. A3/1343

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