

Finance and Resources Committee

10.00 a.m., Thursday, 27 November 2014

Summary Report on Property Transactions concluded under Delegated Authority

Item number	8.1
Report number	
Executive/routine	
Wards	City-wide

Executive 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 on the open market to the highest bidder. Any transactions out with these parameters are reported separately to Committee.

Links

Coalition pledges	P30
Council outcomes	CO7
Single Outcome Agreement	SO1

Summary Report on Property Transactions concluded under Delegated Authority

Recommendations

- 1.1 The Committee is asked to note that the 61 transactions detailed in the attached Appendix have been concluded in terms of the Council's 'Scheme of Delegation to Chief Officials.'

Background

- 2.1 Under the Council's Scheme of Delegation to Officers it is the responsibility of the Chief Executive or relevant Director to keep the elected members appropriately informed about activity arising within the scope of the delegated authority under the Scheme. Reporting on a quarterly basis is considered the appropriate manner and frequency of keeping members advised.

Main report

- 3.1 Appendix 1 provides details of 61 transactions completed under delegated authority since the last quarterly report. These transactions comprise 27 new leases, 3 lease renewals, 26 rent reviews and 5 disposals.

Measures of success

- 4.1 n/a.

Financial impact

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

Risk, policy, compliance and governance impact

- 6.1 There are no risk, policy, compliance or governance impacts as a result of this report.

Equalities impact

7.1 Equalities and Rights Impact Assessments have been carried out on the enclosed transactions as appropriate.

Sustainability impact

8.1 There are no sustainability impacts as a result of this report.

Consultation and engagement

9.1 n/a.

Background reading/external references

n/a.

John Bury

Acting Director of Services for Communities

Contact: Graham Tully, Interim Estates Services Manager

E-mail: graham.tully@edinburgh.gov.uk | Tel: 0131 529 5961

Links

Coalition pledges	P30 - Continue to maintain a sound financial position including long-term financial planning.
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	Appendix 1.

APPENDIX 1

NEW LEASES

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
1. 1/H263(G) CL	1 - Almond	Services for Communities (General Property)	Hawes Pier, South Queensferry	Colin Aston	Berthing Right for one 12m rigid inflatable boat.	Old Rent: £500 for 6 months in winter New Rent: £1,000 for the summer period Lease Period: 1/4/14 – 31/10/14 Payable: in advance
REMARKS: <i>This is a new venture for a trial period only. The winter trial indicated that the summer berthing of this vessel may be possible. Admin fee of £50 + VAT to be charged.</i>						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
2. 8792 JAS	11 – City Centre	Services for Communities (Common Good)	Lock up garage East Scotland Street Lane, Edinburgh, EH3 6PR.	Louise Adams	Single garage used as a store	Old Rent: £1,200 per annum New Rent: £2,400 per annum Lease Period: 21 July to 31 July 2014 and month to month thereafter Payable: Monthly in advance from 21 July 2014
REMARKS: <i>Previous tenancy brought to an end due to non payment of rent. New tenancy agreed at 100% increase.</i>						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
3. 12558/1B JAS	10 – Meadows/ Morningside	Services for Communities (Housing)	117 Lauriston Place Edinburgh, EH3 9JN	Mr. Abou Diaby	Retail, food store	Old Rent: £4,000 per annum New Rent: £3,600 per annum Lease Period: 5 years commencing 17th October 2014 Payable: Monthly in advance from 14 th November 2014.

REMARKS: Little interest in shop due to irregular shape of interior. Best offer received at closing date.

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
4. 6818/6 ASM	12 – Leith Walk	Services for Communities (General Property)	Unit 6 Abbeymount Techbase	Rosie Brown Jewellery Ltd	Workshop	Old Rent: £4,728 per annum New Rent: £5,100 per annum Lease Period: 9 June 2014 to 8 June 2019 Payable: Monthly, in advance

REMARKS: 5 year lease with 3 month rent free period granted. Vacant since August 2013 with limited interest. Achieved rate equates to £5.71 per square foot. Previous rent set in 2008.

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
5. 17314/4/1 ASM	7 – Sighthill / Gorgie	Services for Communities (General Property)	Suite 4/1 Broomhouse Workspace	Edinburgh City College	Office/ Training Centre	Old Rent: £8,075 per annum New Rent: £6,500 per annum Lease Period: 10 July 2014 to 9 July 2017 Payable: Monthly, in advance

REMARKS: 3 year lease with 3 month rent free period granted. Vacant since March 2013 with limited interest. Previous rent set in 2008.

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
6. 17314/4/2 ASM	7 – Sighthill / Gorgie	Services for Communities (General Property)	Suite 4/2 Broomhouse Workspace	Equilibrium Arts Ltd	Office/ Training Centre	Old Rent: £6,500 per annum New Rent: £6,500 per annum Lease Period: 10 July 2014 to 9 July 2017 Payable: Monthly, in advance

REMARKS: 3 year lease with 3 month rent free period granted. Vacant since May 2013 with limited interest. Previous rent set in 2012.

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
7. 723/4 ASM	13 – Leith	Services for Communities (General Property)	Unit 34 Tennant Street	Fitness Soul Ltd	Gym	Old Rent: £10,600 per annum New Rent: £10,000 per annum Lease Period: 25 July 2014 to 24 July 2017 Payable: Monthly, in advance

REMARKS: 3 year lease with 3 month rent free period granted. Vacant since May 2013 with limited interest. Previous rent set in 2012.

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
8. 6818/5 ASM	12 – Leith Walk	Services for Communities (General Property)	Unit 5 Abbeymount Techbase	Edinburgh Contemporary Crafts	Workshop	Old Rent: £8,321 per annum New Rent: £8,500 per annum Lease Period: 21 July 2014 to 20 July 2017 Payable: Monthly, in advance

REMARKS: 3 year lease with 3 month rent free period granted. Vacant since February 2014 with limited interest. Previous rent set in 2009.

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
9. 6818/13 ASM	12 – Leith Walk	Services for Communities (General Property)	Unit 13 Abbeymount Techbase	Edinburgh Contemporary Crafts	Workshop	Old Rent: £8,790 per annum New Rent: £9,950 per annum Lease Period: 21 July 2014 to 20 July 2017 Payable: Monthly, in advance

REMARKS: 3 year lease with 3 month rent free period granted. Vacant since October 2011 with limited interest. Previous rent set in 2008.

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
10. 6818/15 ASM	12 – Leith Walk	Services for Communities (General Property)	Unit 15 Abbeymount Techbase	Edinburgh Contemporary Crafts	Workshop	Old Rent: £3,500 per annum New Rent: £3,350 per annum Lease Period: 21 July 2014 to 20 July 17 Payable: Monthly, in advance

REMARKS: 3 year lease with 3 month rent free period granted. Vacant since December 2013 with limited interest. Previous rent set in 2008.

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
11. 6818/16 ASM	12 – Leith Walk	Services for Communities (General Property)	Unit 16 Abbeymount Techbase	Edinburgh Contemporary Crafts	Workshop	Old Rent: £7,320 per annum New Rent: £8,350 per annum Lease Period: 21 July 2014 to 20 July 2017 Payable: Monthly, in advance

REMARKS: 3 year lease with 3 month rent free period granted. Vacant since October 2011 with limited interest. Previous rent set in 2008. Building now fully let.

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
12. 723/7 ASM	13 – Leith	Services for Communities (General Property)	Unit 30 Tennant Street	Emporium Vapour Ltd	Store/ Workshop	Old Rent: £10,750 per annum New Rent: £12,000 per annum Lease Period: 22 August 2014 to 21 August 2018 Payable: Monthly, in advance

REMARKS: 4 year lease with 3 month rent free period granted. Vacant since September 2013 with limited interest. Previous rent set in 2011. Estate now fully let.

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
13. 6818/18 ASM	12 – Leith Walk	Services for Communities (General Property)	Unit 18 Abbeymount Techbase	Mr David Burnett	Store/ Workshop	Old Rent: £3,000 per annum New Rent: £1,920 per annum Lease Period: 7 August 2014 to 6 August 2015 Payable: Monthly, in advance

REMARKS: 1 year lease granted with no rent free period. Vacant since August 2007 with no interest. Occupier relocated from unit 17.

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
14. PEN01-04 ASM	3 – Drum Brae / Gyle	Services for Communities (General Property)	Unit 1, 17F South Gyle Crescent	Mr Fiket Akkus	Hairdressers	Old Rent: £12,500 per annum New Rent: £10,500 per annum Lease Period: 1 October 2014 to 30 September 2017 Payable: Monthly, in advance

REMARKS: 5 year lease with 3 month rent free period granted. Rental discounted due to market conditions.

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
15. 16496/1 ASM	7 – Sighthill / Gorgie	Services for Communities (General Property)	Unit 2 Russell Road Industrial Estate	Onxy Building Services Ltd	Store/ Workshop	Old Rent: £5,500 per annum New Rent: £6,800 per annum Lease Period: 13 October 2014 to 12 October 2017 Payable: Monthly, in advance

REMARKS: 3 year lease with 3 month rent free period granted. Vacant since February 2014 with limited interest. Previous rent set in 2008.

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
16. 4165 MB	11 – City Centre	Services for Communities (Housing)	317 Cowgate	Kelly Sarah Irvine	Retail	Old Rent: £8,000 per annum New Rent: £8,500 per annum Lease Period: 5 years from 2 June 2014 to 1 June 2019 Payable: Monthly, in advance

REMARKS: Property vacant and on the market since June 2013. Three months rent free at commencement of lease. Tenant break option on third anniversary. Old rent of £8,000 set in June 2011. New annual rent provides ITZA of £17.53 per sq ft.

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
17. HIGH-U08 MB	11 – City Centre	Services for Communities (General Property)	7/9 Blackfriars Street	Billie Robertson	Retail	Old Rent: see remarks New Rent: £10,000 per annum Lease Period: 5 years from 4 July 2014 to 3 July 2019 Payable: Quarterly, in advance

REMARKS: Previously leased out as combined property with 11 Blackfriars Street. Vacant and on the market since April 2014. One month rent free at commencement of lease. New annual rent provides ITZA of £22.17 per sq ft

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
18. HIGH-U09 MB	11 – City Centre	Services for Communities (General Property)	11 Blackfriars Street	Joanna Margaret Ortowska	Retail	Old Rent: see remarks New Rent: £8,000 per annum Lease Period: 5 years from 7 July 2014 to 6 July 2019 Payable: Quarterly, in advance

REMARKS: *Previously leased out as combined property with 7/9 Blackfriars Street. Vacant and on the market since April 2014. One month rent free at commencement of lease with remaining 11 months of first year rent paid at date of entry. New annual rent provides ITZA of £15.44 per sq ft*

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
19. 35/W380N/15 MB	9 – Fountainbridge / Craiglockhart	Services for Communities (General Property)	15 West Gorgie Park	Go Construct Ltd	Industrial	Old Rent: £6,000 per annum New Rent: £6,400 per annum Lease Period: 3 years from 1 July 2014 to 30 June 2017 Payable: Quarterly, in advance

REMARKS: *Property was placed on market whilst previous lease was running. No void period. One month rent free at commencement of lease. New annual rent provides rate per sq ft of £8.46*

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
20. 35/W380N/17 MB	9 – Fountainbridge / Craiglockhart	Services for Communities (General Property)	17 West Gorgie Park	Dunedin Domestic Ltd	Industrial	Old Rent: £6,000 per annum New Rent: £6,200 per annum Lease Period: 5 years from 1 August 2014 to 31 July 2019 Payable: Quarterly, in advance

REMARKS: *Property was placed on market whilst previous lease was running. Three months rent free at commencement of lease. New annual rent provides rate per sq ft of £8.00*

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
21. 21084 MB	4 - Forth	Services for Communities (General Property)	1B West Shore Road	Gordon Forsyth	Industrial	Old Rent: £9,000 per annum New Rent: £16,016 per annum Lease Period: 3 years from 5 August 2014 to 4 August 2017 Payable: Quarterly, in advance
REMARKS: <i>Vacant and on the market since July 2013. Property in severely dilapidated condition so nine month rent free granted at commencement with further six months' rent free period granted later in the term. New annual rent provides rate per sq ft of £3.08</i>						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
22. 21108 MB	4 - Forth	Services for Communities (General Property)	4 West Shore Trading Estate	Edinburgh International Science Festival Limited	Industrial	Old Rent: £18,000 per annum New Rent: £18,000 per annum Lease Period: 5 years from 3 August 2014 to 2 August 2019 Payable: Quarterly, in advance
REMARKS: <i>Vacant and on the market since November 2013. Property in severely dilapidated condition so nine month rent free granted at commencement with further nine months rent free period granted later in the term. New annual rent provides rate per sq ft of £3.85</i>						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
23. 7414 MB	11 – City Centre	Services for Communities (General Property)	10 Lauriston Street	David Sprott	Retail	Old Rent: £6,000 per annum New Rent: £5,000 per annum Lease Period: 1 year from 8 September 2014 to 7 September 2015 and then monthly thereafter Payable: Monthly, in advance
REMARKS: <i>Previous tenant had to be removed due to non payment of rent. Property vacant and on the market since August 2014. So minimal void period. One month rent free at commencement of lease. New annual rent provides ITZA of £13.97 per sq ft</i>						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
24. 8337 MB	11 – City Centre	Services for Communities (Housing)	102 West Bow	Scots Teddies in Tartan	Retail	Old Rent: £18,250 per annum New Rent: £22,000 per annum Lease Period: 5 year from 8 September 2014 to 7 September 2019 and then monthly thereafter Payable: Monthly, in advance
REMARKS: <i>Property was placed on market whilst previous lease was running. Three months rent free at commencement of lease. New annual rent provides ITZA of £46.03 per sq ft</i>						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
25. 21104 JW	4 – Forth	Services for Communities (General Property)	Unit 14 West Shore Business Centre, EH5 1QT	Alex Farmer	Industrial and storage	Old Rent: £0 New Rent: £300 per month Lease Period: 12 months and monthly thereafter Payable: Monthly, in advance
REMARKS: <i>Unit has not been let out before due to it being in poor condition</i>						

NEW LEASES – EVENTS & LICENCES FOR WORKS

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
26. 1/E283/(25) CL	1 - Almond	Services for Communities (General Property)	West end of Hawes Car Park, South Queensferry plus two car spaces.	Rat Race Adventure Sports (City to Summit Ironman Event)	Sign on and transition for athletes swapping from swim to bike plus storage of barriers.	Rent: £300 for the period Lease Period: Car Park – 29 May 14 to 31 May 14. Two Car Spaces – 1 & 2 June 2014 Payable: In advance
REMARKS: <i>Admin fee of £100 + VAT payable</i>						

NEW LEASES – LEASED IN PROPERTY

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	LANDLORD	USE	TERMS
27. 21265 JS	13 – Leith	Children and Families	Large Hall, 108a Duke St, EH6 8HL	Duke St, United Reformed Church	Gym hall for Leith Primary School	New Rent: £5,865 for 6 months use. Rent will not be payable outwith term time. Lease Period: 6 months from 22 September 2014 to 31 March 2014 Payable: Monthly, in advance

REMARKS: *This lease was as a result of Duncan Place closing.*

LEASE RENEWAL/EXTENSION

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
28. 17927 CL	1 - Almond	Services for Communities	Hawes Pier, South Queensferry	Forth Boat Tours	Berthing Rights	Old Rent: £8,000 for the period New Rent: £8,000 for the period Payable: Monthly, in advance Lease Period: 1 April 2014 – 31 October 2014

REMARKS: Admin fee of £200 + VAT payable

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
29. 6335/1A MP	11 - City Centre	Services for Communities (General Property)	187 Canongate	Luckwinder and Ratan Singh	Retail Shop (Class 1)	Old Rent: £17,000 per annum New Rent: £22,000 per annum Payable: Monthly, in advance Lease Period: 01 April 2014 to 31 March 2019

REMARKS: 5 year lease on FRI terms

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
30. 6335/2 MP	11 - City Centre	Services for Communities (General Property)	189 Canongate	Gordon Bremner Nicolson	Retail Shop (Class 1)	Old Rent: £19,000 per annum New Rent: £22,000 year one, £24,000 year two, £26,000 year three £27,500 years four and five (average rent £25,400 per annum) Payable: Monthly, in advance Lease Period: 01 October 2014 to 30 September 2019

REMARKS: 5 year lease on FRI terms with stepped rental

RENT REVIEWS

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
31. 17147/2 CL	16 – Liberton/ Gilmerton	Services for Communities (Housing)	Rooftop of Moredun House, 14 Craigour Green	Everything Everywhere Ltd	Rooftop radio facilities	Old Rent: £5,029.00 New Rent: £5,506.10 from 1 October 2006 £5,919.40 from 1 October 2009 £6,715.48 from 1 October 2012 From: see above

REMARKS: *Backdated reviews are calculated in accordance with the lease by the uplift in the RPI*

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
32. 17147/1 CL	7 – Sighthill/ Gorgie	Services for Communities, (Housing)	Rooftop of Dunsyre House, 33 Calder Crescent	Orange Personal Comms Services Ltd	Rooftop radio facilities	Old Rent: £5,779.06 New Rent: £6,295.05 From: 1 October 2011

REMARKS: *Backdated reviews are calculated in accordance with the lease by the uplift in the RPI*

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
33. 1423/11C JAS	11 – City Centre	Services for Communities (General Property)	43-45 Leith Street & 2-12 Calton Road	Belhaven Brewery Company Limited	Public house	Old Rent: £70,000 per annum New Rent: £85,000 per annum From: 1 April 2014

REMARKS:

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
34. 6601 IL	11 – City Centre	Services for Communities (Housing)	301/303 Cowgate, Edinburgh, EH1 2PH	Crescent Print Ltd	Retail (Class 1)	Old Rent: £10,600 per annum New Rent: £11,600 per annum From: 25 July 2014 to 24 July 2017 Payable: Monthly, in advance

REMARKS:

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
35. 6818/11 IL	12 – Leith Walk	Services for Communities (General Property)	Unit 11 Abbeymount Techbase, Edinburgh, EH7 5AN	Chris Blagdon	Yoga Studio (Class 4)	Old Rent: £6,160 per annum New Rent: £6,200 per annum From: 1 July 2014 to 1 July 2017 Payable: Monthly, in advance

REMARKS:

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
36. 8071A IL	13 – Leith	Services for Communities (Housing)	77 Shore, Edinburgh, EH6 6RG	Mr & Mrs Erdogan Bayraktar	Café (Class 1)	Old Rent: £9,215 per annum New Rent: £9,900 per annum From: 1 July 2014 to 1 July 2019 Payable: Quarterly, in advance

REMARKS:

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
37. HIGH-U06 IL	11 – City Centre	Services for Communities (General Property)	56 High Street, Edinburgh, EH1 1TB	David & Susanna Heard	Retail (costume jewellery) (Class 1)	Old Rent: £9,462 per annum New Rent: £15,000 per annum From: 28 May 2014 to 29 May 2016 Payable: Quarterly, in advance

REMARKS:

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
38. CLO-U03 IL	3 – Drum Brae/ Gyle	Services for Communities (General Property)	Clocktower, Unit 3 Flassches Yard, Edinburgh, EH12 9LB	NTL National Networks Limited	Data Centre/Fibre Optic Hub (Class 4,5)	Old Rent: £53,750 per annum New Rent: £55,600 per annum From: 1 March 2014 to 1 March 2019 Payable: Quarterly, in advance

REMARKS:

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
39. PEF01-U07 IL	17 – Portobello/ Craigmillar	Services for Communities (General Property)	Block 3, Unit 4, Peffermill Ind Est, Edinburgh, EH16 5UY	Cameron Presentations Limited	Audio/Visual Presentation Company (Class 4,5)	Old Rent: £13,750 per annum New Rent: £14,700 per annum From: 22 August 2014 to 22 August 2019 Payable: Quarterly, in advance.

REMARKS:

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
40. 6818/2 IL	12 – Leith Walk	Services for Communities (General Property)	Unit 2, Abbeymount Techbase, Edinburgh, EH7 5AN	Iain Collin	General office use (Class 4)	Old Rent: £2,748 per annum New Rent: £2,920 per annum From: 1 August 2014 to 1 August 2017 Payable: Monthly, in advance

REMARKS:

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
41. 6818/12 IL	12 – Leith Walk	Services for Communities (General Property)	Unit 12, Abbeymount Techbase, Edinburgh, EH7 5AN	Khalid Hashim & Katrianne Deborah Abu- Helewa	Book sales (Class 4)	Old Rent: £5,000 per annum New Rent: £5,380 per annum From: 1 August 2014 to 1 August 2017 Payable: Monthly, in advance

REMARKS:

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
42. 6818/8 IL	12 – Leith Walk	Services for Communities (General Property)	Unit 8, Abbeymount Techbase, Edinburgh, EH7 5AN	Environmental & Archaeological Services Limited	Office (Class 4)	Old Rent: £1,700 per annum New Rent: £1,840 per annum From: 1 September 2014 to 1 September 2017 Payable: Monthly, in advance

REMARKS:

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
43. 6818/9 IL	12 – Leith Walk	Services for Communities (General Property)	Unit 9, Abbeymount Techbase, Edinburgh, EH7 5AN	Paul Galbraith & John Anderson	Graphic Designers (Class 4)	Old Rent: £3,880 per annum New Rent: £3,930 per annum From: 1 September 2014 to 1 September 2017 Payable: Monthly, in advance

REMARKS:

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
44. 6818/4 IL	12 – Leith Walk	Services for Communities (General Property)	Unit 4, Abbeymount Techbase, Edinburgh, EH7 5AN	Craig Nimmo	Data collection business (Class 4)	Old Rent: £5,200 per annum New Rent: £5,380 per annum From: 1 September 2014 to 1 September 2017 Payable: Monthly, in advance

REMARKS:

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
45. ES779/14 IL	17 – Portobello/Craigmillar	Services for Communities (General Property)	27 Peffer Place, Edinburgh, EH16 4BB	Director of Health & Social Care	Resource Centre (Class 4)	Old Rent: £14,400 per annum New Rent: £24,000 per annum From: 1 August 2014 to 31 July 2015, and year to year thereafter Payable: Quarterly, in advance

REMARKS:

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
46. 8161 IL	17 – Portobello / Craigmillar	Services for Communities (General Property)	10 Westbank Street, Edinburgh, EH15 1DR	Powerleague Fives Limited	5-a-side football centre (Class 11)	Old Rent: £16,000 per annum New Rent: £19,300 per annum From: 23 January 2014 to 23 January 2019 Payable: Half yearly, in advance

REMARKS:

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
47. 15628/1 IL	7 – Sighthill/ Gorgie	Services for Communities (General Property)	38 Bankhead Drive, Edinburgh, EH11 4EQ	Powerleague Fives Limited	5-a-side football centre (Class 11)	Old Rent: £17,500 per annum New Rent: £20,400 per annum From: 23 April 2013 to 23 April 2018 Payable: Quarterly, in advance

REMARKS:

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
48. PEF01-U05 IL	17 – Portobello/ Craigmillar	Services for Communities (General Property)	Block 3, Unit 2, Peffermill Ind Est, Edinburgh, EH16 5UY	Trades Training School Limited	Business Use (Class 4,5)	Old Rent: £13,500 per annum New Rent: £14,900 per annum From: 27 September 2014 to 26 September 2017 Payable: Monthly, in advance

REMARKS:

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
49. 6818/20 IL	12 – Leith Walk	Services for Communities (General Property)	Unit 20, Abbeymount Techbase, Edinburgh, EH7 5AN	Sally Le Bert- Francis & Anabel Lyth	Short-term letting agents (Class 4)	Old Rent: £4,100 per annum New Rent: £4,290 per annum From: 1 July 2014 to 1 July 2017 Payable: Monthly, in advance

REMARKS:

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
50. 14167/2 IL	11 – City Centre	Services for Communities (General Property)	5 Cockburn Street, Edinburgh, EH11 1BP	Cutie House Limited	Toy and figure retailer (Class 1)	Old Rent: £6,000 per annum New Rent: £7,340 per annum From: 1 October 2014 to 1 October 2017. Payable: Half yearly, in advance

REMARKS:

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
51. 16496/5 IL	7 – Sighthill / Gorgie	Services for Communities (General Property)	Unit 5 Sauchiebank, Russell Road Ind Est, Edinburgh, EH11 2NN	Saltire Roofing and Building Limited	Office/Industrial (Class 4/5)	Old Rent: £12,870 per annum New Rent: £14,000 per annum From: 20 October 2014 to 20 October 2017 Payable: Monthly, in advance

REMARKS:

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
52. 8183 IL	15 – Southside/ Newington	Services for Communities (Housing)	52 West Richmond Street, Edinburgh, EH8 9DZ	Mustafa Yildirim	Café / Takeaway (Class 3)	Old Rent: £6,250 per annum New Rent: £7,100 per annum From: 19 October 2014 to 19 October 2019. Payable: Quarterly, in advance

REMARKS:

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
53. 6605 IL	11 – City Centre	Services for Communities (Housing)	311 Cowgate, Edinburgh, EH1 1NA	Arika Heavy Industries Ltd	Creative Industries Office (Class 2)	Old Rent: £3,750 per annum New Rent: £5,100 per annum From: 29 October 2014 to 29 October 2019 Payable: Quarterly, in advance

REMARKS:

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	TENANT	USE	TERMS
54. 13849/63 MP	11 – City Centre	Services for Communities (General Property)	24 High Street, Edinburgh EH1 1TB	Mr Balwinder Singh Landa	Retail (Class 1)	Old Rent: £14,600 per annum New Rent: £16,750 per annum From: 01 August 1988 to 31 July 2033

REMARKS: *Negotiated rent review with effect from 01 April 2013*

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	TENANT	USE	TERMS
55. 13849/64A MP	11 – City Centre	Services for Communities (General Property)	28 High Street, Edinburgh EH1 1TB	B & G S Landa Limited	Retail (Class 1)	Old Rent: £27,500 per annum New Rent: £31,000 per annum From: 29 April 1988 to 28 April 2033
REMARKS: <i>Negotiated rent review with effect from 01 April 2013</i>						

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	TENANT	USE	TERMS
56. 21199 MP	11 – City Centre	Services for Communities (General Property)	44 High Street, Edinburgh EH1 1TB	B & G S Landa Limited	Retail (Class 1)	Old Rent: £27,000 per annum New Rent: £30,500 per annum From: 27 October 2008 to 26 October 2018
REMARKS: <i>Negotiated rent review with effect from 27 October 2013</i>						

DISPOSALS

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
57. 18513 RW	14 – Craigentinny/ Duddingston	Services for Communities (General Property)	Former Highways Depot, 28 Craigentinny Avenue North	Mr G Lindsay	Scaffolding Yard	Purchase price: £100,000 Date of entry: 15 August 2014 Sale concluded: 15 August 2014
REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
58. 58/B114/29 GMcG	16 – Liberton/ Gilmerton	Health & Social Care	29 Balmwell Terrace, Edinburgh, EH16 6PS	Cruden Homes (East) Limited	Former nursing home to be redeveloped for housing	Purchase price: £250,000 Date of entry: 6 August 2014 Sale concluded: 6 August 2014
REMARKS: Highest offer following open market tender						

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
59. 44/H139/2 DS	Craigentinny/ Duddingston	Health and Social Care	1 Hamilton Terrace, Edinburgh EH15 1NB	Mr and Mrs Henderson	Residential	Purchase price: £460,415 Date of entry: 20 June 2014 Sale concluded: 20 June 2014
REMARKS: Highest offer following open market tender						

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
60. 20995 DS	Leith Walk	Health and Social Care	9 Albion Terrace, EH7 5QX	Mr and Mrs Ducat	Residential	Purchase price: £113,397 Date of entry: 6 September 2013 Sale concluded: 6 September 2013
REMARKS: Highest offer following open market tender						

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
61. OR/4/1 DS	N/A	Children and Families	Craigmuick Cottage, Milton, Aberfoyle, FK8 3TF	Ms Marin Bataller and Mr McEachran	Residential	Purchase price: £128,050 Date of entry: 21 March 2013 Sale concluded: 21 March 2013
REMARKS: <i>Highest offer following open market tender</i>						