

# Finance and Resources Committee

10.00 a.m, Thursday, 19 March 2015

## Land at Kinleith Mills – Proposed Disposal

<b>Item number</b>	8.1
<b>Report number</b>	
<b>Executive/routine</b>	Routine
<b>Wards</b>	2 – Pentland Hills

### Executive summary

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CALA Homes (East) Limited is seeking to purchase approximately 599 sq m of land, adjoining a residential development site at Kinleith Mills, Currie.

The land is a narrow strip of amenity ground, situated between the development site and the Water of Leith Walkway, and is required to form part of the landscaping of the proposed development.

This report seeks authority to sell the land to CALA for a price of £27,500 (inclusive of legal and surveyors fees).

### Links

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<b>Coalition pledges</b>	<a href="#">P17</a>
<b>Council outcomes</b>	<a href="#">CO7</a> , <a href="#">CO8</a>
<b>Single Outcome Agreement</b>	<a href="#">SO1</a> , <a href="#">SO4</a>

## Land at Kinleith Mills – Proposed Disposal

### Recommendations

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It is recommended that Committee:-

- 1.1 Approve the disposal of the land at Kinleith Mills, extending to 599 sq m or thereby, on the terms and conditions outlined in this report, and on such terms and conditions to be agreed by the Acting Director of Services for Communities and the Head of Legal Risk and Compliance.

### Background

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- 2.1 CALA Homes (East) Limited is in the process of acquiring the former Kinleith Mills site in Currie for a residential development, and has submitted a planning application for 89 residential units.
- 2.2 In order to complete the landscaping of the development, CALA has approached the Council to purchase an area of land outwith the existing site boundary.
- 2.3 The land consists of a sloping, and elongated strip, of amenity ground extending to approximately 599 sq m., as shown hatched in red on the attached plan.

### Main report

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- 3.1 The land adjoins the Water of Leith Walkway. The proposed disposal will not have any detrimental impact on this route. The land is held on the Parks and Greenspace account, is not required for any operational purpose, and has no alternative use or value. Parks and Greenspace have been consulted and have no objection to the land being sold to CALA.
- 3.2 Negotiations have taken place with CALA, and provisional agreement has been reached that the land be sold subject to the following main terms and conditions:
  - Purchase price           £27,500 (inclusive of fees);
  - Council Fees             The purchaser will meet the Council's reasonably incurred legal and surveyor's fees; and
  - Conditions on Use     It will be a condition of the sale that the land is to be used as amenity ground only and must not form any part of individual residential plots.

## Measures of success

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- 4.1 A piece of ground that is unlikely to have any future economic use, will be sold for a capital receipt. Parks and Greenspace anticipate that on completion of the housing development there would be pressure on the Council to put a maintenance program in place for the strip of land. Therefore disposal of the land will lead to a future maintenance saving.

## Financial impact

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- 5.1 A net capital receipt of approximately £25,000 will be received in the financial year 2014/15.
- 5.2 The disposal will remove an existing maintenance liability.

## Risk, policy, compliance and governance impact

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- 6.1 There is a risk that the sale does not complete. This is the same for any offer of purchase.

## Equalities impact

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- 7.1 The sale of the area of land will lead to improved landscaping in the area. This will enhance the rights to health and physical security by improving the area for nearby residents.

## Sustainability impact

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- 8.1 There are no sustainability issues arising from the recommendations of this report.

## Consultation and engagement

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- 9.1 The Parks and Greenspace Team have been consulted and are supportive of the proposed disposal.

## Background reading/external references

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N/A

## John Bury

Acting Director of Services for Communities

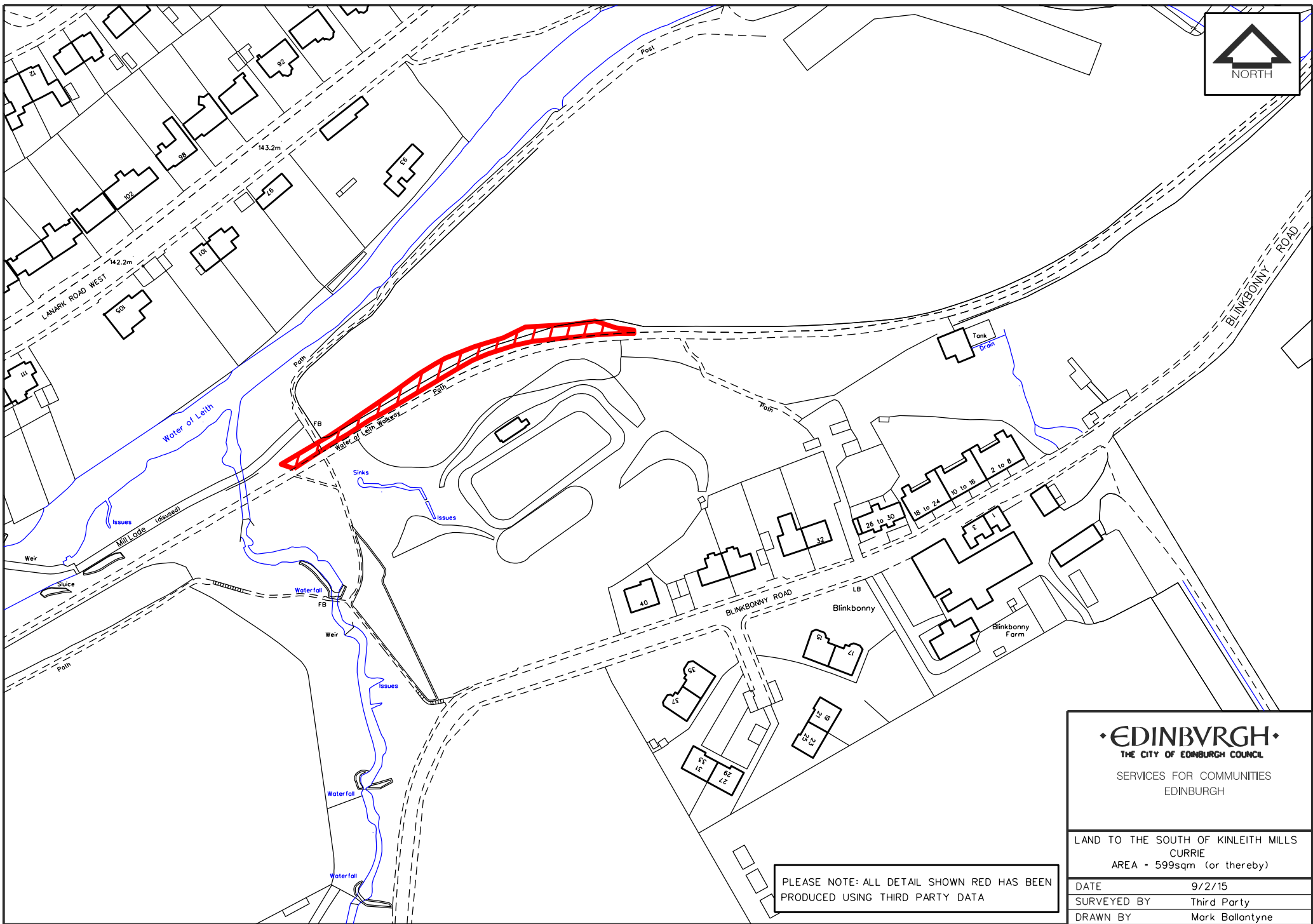
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## Links

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<b>Coalition pledges</b>	P17 – Continue efforts to develop the city’s gap sites and encourage regeneration.
<b>Council outcomes</b>	CO7 – Edinburgh draws new investment in development and regeneration. CO8 – Edinburgh’s economy creates and sustains job opportunities.
<b>Single Outcome Agreement</b>	SO1 – Edinburgh’s Economy Delivers increased investment, jobs and opportunities for all. SO4 – Edinburgh’s communities are safer and have improved physical and social fabric.
<b>Appendices</b>	Location Plan.



PLEASE NOTE: ALL DETAIL SHOWN RED HAS BEEN PRODUCED USING THIRD PARTY DATA

**EDINBURGH**  
 THE CITY OF EDINBURGH COUNCIL  
 SERVICES FOR COMMUNITIES  
 EDINBURGH

LAND TO THE SOUTH OF KINLEITH MILLS  
 CURRIE  
 AREA = 599sqm (or thereby)

DATE	9/2/15
SURVEYED BY	Third Party
DRAWN BY	Mark Ballantyne
SCALE	N.T.S.
NEG. NO.	A3/1545

SITE PLAN

PHOTOGRAPHICALLY REDUCED NOT TO SCALE