

Finance and Resources Committee

10.00am, Thursday, 19 March 2015

Present

Councillors Rankin (Convener), Bill Cook (Vice-Convener), Corbett, Dixon, Edie, Griffiths, Ricky Henderson, Howat (substituting for Councillor Ross), Jackson, McVey, Robson (substituting for Councillor Godzik) Walker and Whyte.

1. Minutes

Decision

To approve the minute of the Finance and Resources Committee of 3 February 2015 as a correct record.

2. Business Bulletin

The Finance and Resources Committee Business Bulletin for 19 March 2015 was presented.

Decision

To note the Business Bulletin.

(Reference - Finance and Resources Committee Business Bulletin, 19 March 2015, submitted.)

3. Key Decisions Forward Plan

The Finance and Resources Committee Key Decisions Forward Plan from 19 March 2015 to 13 May 2015 was presented.

Decision

To note the Key Decisions Forward Plan from 19 March 2015 to 13 May 2015.

(Reference – Finance and Resources Committee Key Decisions Forward Plan, 19 March 2015 to 13 May 2015, submitted.)

4. Rolling Actions Log

The Finance and Resources Committee Rolling Actions Log for 29 August 2013 to 3 February 2015 was submitted.

Decision

- 1) To note the Rolling Actions Log.
- 2) To note that Items 2, 3, 8, 9, 11, 13 (action 1), 14, 15, 17, 19, 20, 21 and 26 were recommended for closure.

(Reference – Rolling Actions Log, 29 August 2013 to 3 February 2015, submitted.)

5. Health and Social Care Revenue Budget – progress update

An update was provided on the extent of the progress made towards securing the medium and longer-term sustainability of the Health and Social Care revenue budget. The Chief Executive was instructed at the Finance and Resources Committee meeting of 3 February 2015 to take forward as a matter of urgency a number of specific actions to secure the medium to long term sustainability of the Health and Social Care budget.

Decision

To note the report and that a further update would be reported to the Finance and Resources Committee on 13 May 2015.

Declaration of Interest

Councillor Edie declared a financial interest as Chair of the Care Inspectorate.

(References – Finance and Resources, 15 January 2015 (item 7); report by the Chief Executive, submitted.)

6. Health and Social Care Integration Update

A progress report on the Integration Programme was presented. This included an update on the Draft Health and Social Care Integration Scheme consultation and the approval of the Final Integration Scheme by NHS Lothian Board and City of Edinburgh Council for submission to Scottish Government.

Decision

- 1) To note that the Draft Health and Social Care Integration Scheme was approved for public consultation purposes by the Corporate Policy and Strategy Committee on 20 January 2015.
- 2) To note the consultation on the Draft Integration Scheme ended on 20 February 2015.
- 3) To note that the final Draft Integration Scheme was approved by the NHS Lothian Board on 4 March 2015 and the City of Edinburgh Council on 12 March 2015. It was submitted to Scottish Government in advance of the deadline of 31 March 2015.
- 4) To note that if the Edinburgh Integration Scheme was not approved by Scottish Government, NHS Lothian and the Council had one opportunity to revise the Scheme, and resubmit. Should a second Scheme be rejected, the Scottish Government were required by law to step in and create the Integration Authority for the Edinburgh area.
- 5) To note that the Strategic Business Case was prepared.

Declarations of Interest

Councillors Edie and Ricky Henderson declared financial interests as Chair of the Care Inspectorate and as a non-Executive Director of NHS Lothian, respectively.

(References – Act of Council (No.9), 12 March 2015; report by the Director of Health and Social Care, submitted.)

7. Health and Social Care Integration: Strategic Business Case

Details were provided of the Strategic Business Case for the Integration of Health and Social Care functions.

Decision

- 1) To note the statutory requirement of the Public Bodies (Joint Working) (Scotland) Act to integrate adult social care functions with NHS Lothian functions.
- 2) To note that Council had previously agreed that the preferred option for the Integration Authority was the Integration Joint Board.
- 3) To note the Strategic Business Case.
- 4) To note that the new statutory Strategic Plan process, undertaken by the Integration Joint Board would be the mechanism for the development of the outline business case and that detailed cases for service change would be developed as part of the implementation of the Strategic Plan.
- 5) To agree that the Corporate Programmes Office would provide support to the programme governance and financial tracking of the Health and Social Care Integration programme.
- 6) To add projected dates of the expected delivery of the key actions within the Health and Social Care Integration Programme.

Declarations of Interest

Councillors Edie and Ricky Henderson declared financial interests as Chair of the Care Inspectorate and as a non-Executive Director of NHS Lothian, respectively.

(References – Act of Council (No.9), 12 March 2015; report by the Director of Health and Social Care, submitted.)

8. BOLD Transformation Programme: Progress Report

The Committee were provided with the first bi-monthly update on the Better Outcomes through Leaner Delivery (BOLD) transformation programme and related initiatives.

Decision

- 1) To note the status of the BOLD Programme and the other related initiatives aimed at reducing cost and improving customer outcomes.
- 2) To note the proposed management and governance arrangements designed to integrate the current and future projects into a cohesive business transformation programme, as set out in Appendix one of the report.
- 3) To note the key actions in place to mobilise the programme and the high level timescale for these actions, as set out in Appendix two of the report.
- 4) To note the continued support by Ernst and Young ('EY') through the commercial excellence contract, as agreed by Council in March 2013, and as further specified in the business cases approved by the Finance and Resources Committee in January 2015.

- 5) To note the appointment of Price Waterhouse Cooper's ('PwC'), under urgency provisions by the Director of Corporate Governance, in consultation with Convener and Vice Convener of the Finance and Resources Committee at a cost of £170k, to assist the Council in the production of a high level design blueprint and a detailed design and implementation plan for the Citizens and Neighbourhoods work stream.
- 6) To note the appointment of Deloitte, under urgency provisions by the Director of Corporate Governance, in consultation with the Convener and Vice Convener of the Finance and Resources Committee at a cost of £248k, as the strategic business partner to support the Council in the production of a detailed business case and asset management strategy.
- 7) To note the presentation by the Director of Corporate Governance.

(References – Act of Council (No.8); 14 March 2013; report by the Director of Corporate Governance, submitted.)

9. An Engaged and Empowered Workforce: Workforce Strategy 2015-2020

A report was presented to Committee that outlined the Council's Workforce Strategy for 2015-2020, high level implementation plan and progress to date.

Decision

- 1) To note progress to date.
- 2) To approve the Council's Workforce Strategy 2015-2020, outlined in appendix one to the report.
- 3) To agree future phases of the workforce implementation plan outlined in appendix two of the report.

(Reference – report by the Director of Corporate Governance, submitted.)

10. An Engaged and Empowered Workforce: 'Supporting Managers' Control Framework

Details were provided on the implementation of an enhanced management and control framework to support managers.

Decision

- 1) To note progress to date.
- 2) To agree the enhanced resource management and oversight framework 'Supporting Managers', outlined in appendix one to the report.
- 3) To note the related savings.

(Reference – report by the Director of Corporate Governance, submitted.)

11. Revenue Budget Framework 2016-2020 Update.

Committee considered an update report on the Council's financial position following the Revenue Budget for 2015/16 being approved by Council at its meeting on 12 February 2015.

Motion

- 1) To note the updated budget gap and savings required, outlined in paragraph 3.1 of the report.
- 2) To note the comparison of the funding gap and gross/net Better Outcomes Leaner Delivery (BOLD) business case proposals in paragraph 3.3 of the report.
- 3) To instruct the Corporate Management Team (CMT) to set out proposals to manage the requirement for further reductions/savings in 2016/17 to a value of at least £20 million and to report these back to the Finance and Resources Committee in May 2015.
- 4) To request that the impact and implications of applying a cash limit approach to the Health and Social Care budget be considered as part of the report.
- 5) To instruct CMT to strengthen the tracking of implementation of approved savings and/or to action alternative sustainable measures in light of the tightening financial position.
- 6) To instruct CMT to consider how the results of the public engagement through the budget planner could be incorporated into any recommended service prioritisation arising through this process as part of the report.

- moved by Councillor Rankin, seconded by Councillor Cook

Addendum

- 1) To note the updated budget gap and savings required, outlined in paragraph 3.1 of the report.
- 2) To note the comparison of the funding gap and gross/net Better Outcomes Leaner Delivery (BOLD) business case proposals in paragraph 3.3 of the report.
- 3) To instruct the Corporate Management Team (CMT) to set out proposals to manage the requirement for further reductions/savings in 2016/17 to a value of at least £20 million and to report these back to the Finance and Resources Committee in May 2015.
- 4) To request that the impact and implications of applying a cash limit approach to the Health and Social Care budget be considered as part of the report.
- 5) To instruct CMT to strengthen the tracking of implementation of approved savings and/or to action alternative sustainable measures in light of the tightening financial position.
- 6) To instruct CMT to consider how the results of the public engagement through the budget planner could be incorporated into any recommended service prioritisation arising through this process as part of the report.

- 7) To note the report with concern, particularly the remaining budget gap in future years, the risks in the limited proposals in BOLD and other workstreams which reduced levels of reassurance that the required savings would be achieved and the lack of management tools to achieve the actions required.
- 8) To express disappointment that long running and costly programmes to transform the Council and make efficiencies now required to be recast with external resource in order to deliver and regretted that considerable resources, both financial and personnel, had been expended to date with limited results.
- 9) To call on the Chief Executive to bring forward comprehensive plans with detailed delivery metrics and timescales that would draw together the various actions from agenda items from the Finance and Resources Committee on 19 March 2015 as a comprehensive budget recovery plan that could be tracked for delivery.

- moved by Councillor Whyte, seconded by Councillor Jackson

Voting

For the motion - 9 votes

For the addendum - 3 votes

Decision

To approve the motion by Councillor Rankin.

(References – Finance and Resources Committee, 3 February 2015 (item 2); report by the Director of Corporate Governance, submitted.)

12. Health and Safety: Proposed Health and Safety Governance Framework

Approval was sought for the proposed governance and reporting framework which had been developed for health and safety, integrated within the Council Risk Management Framework.

Decision

To approve the proposed governance and reporting framework for health and safety

(Reference – report by the Director of Corporate Governance, submitted.)

13. Health and Safety: Proposed Corporate Health and Safety Strategy for 2015/16

Committee considered the proposed Corporate Health and Safety Strategy which set out the Council's key priority areas for 2015/16.

Decision

To approve the proposed Corporate Health and Safety Strategy for 2015/16.

(Reference – report by the Director of Corporate Governance, submitted.)

14. Property Insurance Strategy Update

Approval was sought for the Council to adopt greater levels of self insurance and benefit from the savings in premium that could be made as a result.

Decision

To approve that a £1,000,000 excess and £3,500,000 aggregate was adopted for the Council's property insurance policy.

(References – Finance and Resources Committee, 16 June 2009 (item 2); report by the Director of Corporate Governance, submitted.)

15. Customer Services Improvement Programme: Final Update

An update was provided on the Customer Services Improvement Programme (CSIP) which aimed to deliver transformational change through the provision of a high quality, responsive and proactive service for all, deliver savings of £3.2 million by 2015/16 and increase Council Tax collection by £1.2 million over 3 years.

Decision

- 1) To note the closure of the Customer Services Improvement Programme (CSIP).
- 2) To note the savings achieved of £1.5 million projected for 2014/15.
- 3) To note the increase in Council Tax collection rate of 0.9 per cent (£600,000) in 2013/14.
- 4) To note the improvements made to the customer experience, increasing customer satisfaction from 85.2 per cent to 87.4 per cent.
- 5) To note the transition of projects in delivery to Better Outcomes through Leaner Delivery (BOLD) or business as usual within Customer Services.

(References – Finance and Resources Committee, 15 January 2015 (item 17); report by the Director of Corporate Governance, submitted.)

16. Commercial Excellence Programme - Update

An update was provided on progress with regard to the Commercial Excellence programme.

Decision

To note the report.

(References – Finance and Resources Committee, 29 August 2013 (item 6); report by the Director of Corporate Governance, submitted.)

17. Contract Standing Orders – Exemption for Contracts with Statutory Organisations from the Waiver Process under Contract Standing Orders

Details were provided on the waiver process which allowed flexibility to depart from the Contract Standing Orders where justified.

Decision

- 1) To authorise the Commercial and Procurement Manager to maintain a list of statutory bodies or utilities which were exempt from the Council's Contract Standing Orders (CSOs) requirement to obtain 3 quotes or carry out a competitive tendering process and that purchases from these bodies be exempt from the waiver process because they were the sole provider by means of legislation.
- 2) To note that the Commercial and Procurement Manager would report, on an annual basis, those organisations that had been granted exemption from the waiver process based on statutory requirements.
- 3) To note that the Commercial and Procurement Manager could add or remove organisations from the list.

(Reference – report by the Director of Corporate Governance, submitted.)

18. Award of Contract for the Management of the Private Sector Leasing Scheme

Committee considered a report that sought approval to award a new contract to Link Group Limited (Ltd), for all housing and property management functions associated with the Private Sector Leasing (PSL) scheme.

Decision

To approve the appointment of Link Group Ltd for the management of the Private Sector Leasing (PSL) scheme for three years, with the option to extend for up to a maximum of two years.

Declarations of Interest

Councillor Corbett declared a financial interest as an employee of Shelter Scotland.

(References – Finance and Resources Committee, 24 August 2010 (item 33); report by the Acting Director of Services for Communities, submitted).

19. Housing Asset Management Framework – Award of Contract

Approval was sought to award a multi-lot framework agreement to the most economically advantageous organisations identified following a competitive tendering process.

Decision

- 1) To approve the award of Lot 1 Electrical Rewiring, Refit, Smoke Detectors and associated works, as part of the Housing Asset Management (HAM) Framework to Lakehouse Contracts Ltd, McGill, Nicolson Brothers and Amey at an estimated contract value of £1.02 million per annum.
- 2) To approve the award of Lot 2 General Fabric Repairs and Improvements for less than £1 million, as part of the HAM Framework to Border Construction, Maxi Construction Ltd and Morris and Spottiswood at an estimated contract value of £1.20 million per annum.

- 3) To approve the award of Lot 3 General Fabric Repairs and Improvements greater than £1 million as part of the HAM Framework to Keepmoat, CCG, Lakehouse Contracts Ltd, Turner Facilities, Morris and Spottiswood and Border Construction at an estimated contract value of £6 million per annum.
- 4) To approve the award of Lot 4 Windows and Doors Supply and Install as part of the HAM Framework to Anglian, CCG and Sovereign Group Ltd at an estimated contract value of £1.20 million per annum.
- 5) To approve the award of Lot 5 Kitchen and Bathrooms, Supply and Install as part of the HAM Framework to Lakehouse Contracts Ltd, Keepmoat, CCG and McGill at an estimated contract value of £7.20 million per annum.
- 6) To approve the award of Lot 6 Lift Replacement, Refurbishment and Upgrading Works as part of the HAM Framework to Lift Maintenance Ltd, Kone PLC, Consult Lifts Services and Omega Lift Services at an estimated contract value of £0.42 million per annum.
- 7) To approve the award of Lot 7 Mechanical Installations and Upgrading Works as part of the HAM Framework to McGill and Gas Call Services at an estimated contract value of £0.84 million per annum.
- 8) To approve the award of Lot 8 Door Entry Installation and Upgrading Work as part of the HAM Framework to McGill, Martec Engineering Ltd and Eden Group at an estimated contract value of £0.36 million per annum.
- 9) To approve the award of Lot 9 Painting, Decorating and associated preparation works, Internal and External as part of the HAM Framework to Mitie Property Services Ltd, Bell Decorators Group Ltd and H and J Martin at an estimated contract value of £0.09 million per annum.
- 10) To approve the award of Lot 10 Adaptations, Ramp Installations for Disabled Access as part of the HAM Framework to Martec Engineering Ltd and Maxi Construction Ltd at an estimated contract value of £0.06 million per annum.
- 11) To approve the award of Lot 11 Distribution Pipework, Removal and Replacement as part of the HAM Framework to McGill, Clancy Docwra Ltd and Blackbourne Integrated M and E at an estimated contract value of £0.15 million per annum.
- 12) To approve the award of Lot 12 Demolition as part of the HAM Framework to JCJ Demolition, Daltons Demolitions Ltd and Construction Ltd and Coleman and Company Ltd at an estimated contract value of £1.20 million per annum.
- 13) To approve the award of Lot 13 Energy Efficiency Installations as part of the HAM Framework to Everwarm, Keepmoat and McGill at an estimated contract value of £0.24 million per annum.
- 14) To note the contract values above were reflective of historical spend on these services over the previous three financial years, and that the scope of works may fluctuate subject to budget allocation. It should be noted a 20 per cent volume uplift had been added to all lots to cover any increased work flow or other departmental usage.

(References –Health, Social Care and Housing Committee, 11 November 2014 (item 12); report by the Acting Director of Services for Communities, submitted).

20. Transfer of General Fund Sites to Housing Revenue Account for Housing Development – referral report from the Economy Committee

The Economy Committee on 13 February 2015 considered a report which sought approval to transfer ownership of five sites, currently held on the General Fund, to the Housing Revenue Account, for the purpose of affordable housing development. The Economy Committee approved the transfer of the sites and referred the report to the Finance and Resources Committee for ratification.

Decision

To ratify the decision of the Economy Committee to transfer five sites to the Housing Revenue Account by way of debt transfer.

(References – Health, Social Care and Housing Committee, 11 November 2014 (item 14); report by the Acting Director of Services for Communities, submitted).

21. Contract Extension for Nice Works Ltd (Maintenance and Support of Bespoke Databases)

Approval was sought to extend the current contract with Nice Works Ltd until 31 March 2016. The contract was a maintenance agreement that covered the technical support of business critical databases within Housing and Regeneration and Community Safety in Services for Communities

Decision

To approve a waiver of the Council's Contract Standing Orders, to allow technical support to continue to be delivered by Nice Works Ltd for business critical databases for an additional year, until 31 March 2016.

(Reference – report by the Acting Director of Services for Communities, submitted).

22. Carer Support Services

A report was presented that sought approval to award contracts for Carer Support Services for the term of three years, with an option to extend for up to one year.

Decision

- 1) To approve the award of contracts for the duration of three years, with an option to extend for up to one year, to the providers listed below for each respective lot of the tender:

Lot No.	Description	Provider	Estimated Annual Value
Lot 1	Identifying Carers	VOCAL	£70,000
Lot 3	Carer Health and Wellbeing	VOCAL	£30,000

Lot 4	Carer Respite	Carr Gomm	£288,000
Lot 5	Young Adult Carers	Cornerstone	£47,006
Lot 6	Personalised Support	VOCAL	£90,000

- 2) To note that tenders received for Lot 2 Training and Advice did not satisfy the requirements of the specification; that the specification was subsequently reviewed and revised; and that the revised requirements were retendered. To approve the award of contracts for the duration of three years, with an option to extend for up to one year, to the provider listed below for each respective lot of the retender:

Lot No.	Description	Provider	Estimated Annual Value
Lot 2(1)	Training courses related to caring situation	VOCAL	£30,000
Lot 2(2)	Training programme for carer personal development and wellbeing	VOCAL	£30,000
Lot 2(3)	Information and advice about welfare rights and financial planning	VOCAL	£30,000

Declarations of Interest

Councillor Edie declared a financial interest as Chair of the Care Inspectorate.

(References – Corporate Policy and Strategy Committee, 13 May 2014 (item 10); report by the Director of Health and Social Care, submitted.)

23. One to One Day Service for Older People – Non Centre Based - from 1st July 2015 to 30th June 2018 with option to extend for up to 12 months

Committee considered a report that sought approval to award a contract for a One to One Day Service for Older People – Non Centre Based for the term of three years, with an option to extend for up to one year.

Decision

- 1) To approve the award of a three year contract to Carr Gomm for provision of a One to One Day Service - Non Centre Based, with the option to extend the contract for up to a further twelve months.
- 2) To approve the extension of the current contract with existing provider until 30 June 2015 to allow transition to the new provider.

Declarations of Interest

Councillor Edie declared a financial interest as Chair of the Care Inspectorate.

(Reference – report by the Acting Director of Services for Communities, submitted.)

24. Road Safety Consultancy Service

Approval was sought to award the Road Safety Consultancy Service contract to AECOM Limited for two years with an option to extend for a further year.

Decision

To approve the award of the Road Safety Consultancy Service contract to AECOM Limited for a period of two years with an option to extend for a further year.

(Reference – report by the Acting Director of Services for Communities, submitted.)

25. Extension of Children and Families Care Contract

Approval was sought to further extend the contract with Dean and Cauvin Trust up to 31 March 2017 with the current contract value price of £817,428 per annum.

Decision

To approve the further extension of the contract with Dean and Cauvin Trust for Residential Care Services, due to expire on the 31 March 2015, until 31 March 2017.

Declarations of Interest

Councillor Edie declared a financial interest as Chair of the Care Inspectorate.

(References – Education, Children and Families Committee, 11 September 2014 (items 7 and 14); report by the Director of Children and Families, submitted.)

26. National Framework Agreement for Children’s Residential Care and Education Services

A report was presented which sought approval to adopt the national framework agreement for children’s residential care and education services, arranged by Scotland Excel, the centre of procurement expertise for Scottish local government collaborative procurement.

Decision

- 1) To approve the adoption of the national framework agreement for use by the City of Edinburgh Council to contract with and make placements with independent providers of children’s residential care and education services.
- 2) To note that the Council would continue to contract with independent providers that were not on the national framework agreement, if the Council considered that any such provider was better suited to meet the needs of a particular child or young person.

Declarations of Interest

Councillor Edie declared a financial interest as Chair of the Care Inspectorate.

(Reference – report by the Director of Children and Families, submitted.)

27. Pan-Scotland Local Authority Business Loan Fund

Details were provided of proposals that had been developed by boards of East of Scotland Investment Fund (ESIF), the West of Scotland Loan Fund (WSLF), the Scottish Local Authority Economic Development Group (SLAED) and the Scottish Government to form a new £18 million Pan-Scotland Local Authority Business Loan Fund.

Decision

- 1) To note the proposal to create a Pan-Scotland Local Authority Business Loan Fund Company with membership offered to all 32 Scottish local authorities.
- 2) To support the Council's membership of the new fund and to remit to Full Council for approval.
- 3) To recommend that Council delegated authority to the Director of Economic Development in consultation with Head of Legal, Risk and Compliance to enter into the necessary legal agreements to allow the Council to become a member of Scottish Local Authority Business Loan Fund Limited; and transfer of funds from both existing schemes (ESIF and ESBLF) to the new company.

(References – Economic Development Committee, 9 March 2010 (item 3); report by the Director of Economic Development, submitted.)

28. Property Conservation – Programme Momentum Progress Report

An update was provided on the progress of the property conservation programme momentum.

Decision

- 1) To note the management information dashboard reports in Appendix one of the report.
- 2) To note the extension to the scope of the Morton Fraser debt recovery process which would be contained within existing budgets.
- 3) To note the interim management arrangements.
- 4) To agree that a report would be brought back to the Finance and Resources Committee on how a high level of customer care was provided at the same time as recovering outstanding debts

(Reference – report by the Director of Corporate Governance, submitted.)

29. Property Conservation - Programme Momentum Review - July 2014 - February 2015

Committee were provided with a review of the status and progress to date of Programme Momentum and the risks challenges and estimated timescales to close the legacy service.

Decision

- 1) To note the progress of the programme against the defined success criteria at Appendix one of the report.
- 2) To note the remaining risks and challenges to the programme at Appendix one of the report.
- 3) To note the remaining activity and estimated timescales to close the legacy service at Appendix one of the report.

(Reference – report by the Director of Corporate Governance, submitted.)

30. Shared Repairs Service – Revised Implementation Plan

A number of options were presented to the Committee for delivery of the new Shared Repairs Service in light of the reduced budget as agreed at Full Council on 12 February 2015.

Decision

- 1) To note that the full service as detailed in the original blueprint could not be delivered by September 2015 with the reduced level of funding.
- 2) To approve option one which would pilot the service from September 2015 in line with the target implementation date, but would delay the full launch until March 2016 and would retain the emergency service in the interim period.
- 3) To note that proceeding with option one would incur an investment of £1.5 million in 2015/16 and effectively committed the Council to an expenditure of £1.54 million in 2016/17 or risked significant abortive costs being incurred.

(Reference – report by the Acting Director of Services for Communities, submitted.)

31. Land at Kinleith Mills – Proposed Disposal

Approval was sought to sell 599sq m of land, adjoining a residential development site at Kinleith Mills, Currie to CALA Homes (East) for a price of £27,500 (inclusive of legal and surveyors fees).

Decision

To approve the disposal of the land at Kinleith Mills, extending to 599sq m or thereby, on the terms and conditions outlined in the 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.

(Reference – report by the Acting Director of Services for Communities, submitted.)

32. Porthaven Care Home – Proposed Disposal

Committee considered a report that sought approval to sell Porthaven Care Home to Port of Leith Housing Association (POLHA), and subsequently lease back the property until the home had been vacated. POLHA owned an adjoining site and intended to convert the property into flats for older people.

Decision

- 1) To approve the sale of the property to Port of Leith Housing Association, in accordance with the terms set out in the report, and on such other terms and conditions to be agreed by the Acting Director of Services for Communities and Head of Legal, Risk and Compliance.
- 2) To approve the lease back of the property by the Council at a nominal rent until such time as the operation had transferred to the new Royston Care Home.

(Reference – report by the Acting Director of Services for Communities, submitted.)

33. Proposed Lease Extension at 36 Nicolson Street, Edinburgh

Details were provided of the lease of the retail unit at 36 Nicolson Street which was let to MBBC (Foods) Limited and traded as KFC. The lease was due to expire and approval was sought for a 10 year extension to the lease.

Decision

To approve a 10 year lease extension to MBBC (Foods) Limited, of retail premises at 36 Nicolson Street, Edinburgh, on the terms outlined in the report, and on other terms and conditions to be agreed by the Acting Director of Services for Communities and the Head of Legal, Risk and Compliance.

(Reference – report by the Acting Director of Services for Communities, submitted.)

34. Proposed sale of a site at 22 Potterrow

Information was provided on the outcome of the selection process to identify a buyer for the site at 22 Potterrow and approval was sought to sell the site to Macdonald Estates on terms and conditions outlined in the report.

Decision

- 1) To approve the sale of the development site at 22 Potterrow, to Macdonald Estates plc, on terms and conditions as set out in the report, and on other terms and conditions to be agreed by the Acting Director of Services for Communities and the Head of Legal Risk and Compliance.
- 2) To approve the reconveyance of the basement area, to the University Court of the University of Edinburgh, on terms and conditions set out in the report and on the other terms and conditions to be agreed by the Acting Director of Services for Communities and the Head of Legal Risk and Compliance.

(References – Policy and Strategy Committee, 24 February 2009 (item 7); report by the Acting Director of Services for Communities, submitted.)

35. Proposed new lease to Gallery Support Group at Unit the Clocktower, Flassches Yard, South Gyle Industrial Estate, Edinburgh

Approval was sought to grant a new seven year lease from 28 March 2017 to Gallery Support Group (GSG) for Unit 2 Clocktower, Flassches Yard, South Gyle Industrial Estate.

Decision

To approve a lease to GSG, from 28 March 2017 to 31 December 2024, on the terms outlined in the report, and on other terms and conditions to be agreed by the Acting Director of Services for Communities and the Head of Legal, Risk and Compliance. (Reference – report by the Acting Director of Services for Communities, submitted.)

36. Land adjacent to Maybury Road – Proposed Acquisition

Committee considered a report that sought approval for the acquisition of an area of land from Scottish Ministers to grant servitude right of access over the land to West Craigs Ltd and to enter into an agreement with Network Rail to indemnify the Council for all costs associated with the land transactions.

Decision

- 1) To approve the acquisition of 0.76Ha or thereby of land from Scottish Ministers at Maybury Road.
- 2) To approve the grant of a servitude right of access over the land to West Craigs Ltd.
- 3) To approve an agreement with Network Rail to indemnify the Council for all costs associated with these transactions.
- 4) To approve completion of these transactions, in accordance with the terms outlined in the report, and on such other terms and conditions to be agreed by the Acting Director of Services for Communities and Head of Legal, Risk and Compliance.

(Reference – report by the Acting Director of Services for Communities, submitted.)

37. Merchant Navy Memorial, Leith

Committee considered a report on the terms to acquire the Merchant Navy Memorial and the assignment of its tenant's interest in the 175 year ground lease, to the Council.

Decision

- 1) To approve the assignation of the tenant's interest, in the ground lease between Forth Ports PLC and the Merchant Navy Memorial Trust (Scotland), from the Merchant Navy Memorial Trust to the Council, on the provisionally agreed terms and conditions set out in the report, and on the other terms and conditions to be agreed by the Acting Director of Services for Communities and the Head of Legal, Risk and Compliance.
- 2) To approve the transfer of the ownership of the Merchant Navy Memorial to the City of Edinburgh Council at the same time.

(Reference – report by the Acting Director of Services for Communities, submitted.)

38. Resolution to consider in private

Decision

The Committee, under Section 50(A)(4) of the Local Government (Scotland) Act 1973, excluded the public from the meeting for the following items of business on the grounds that they involved the disclosure of exempt information as defined in Paragraphs 6 and 9 of Schedule 7(A) of the Act.

39. Property Conservation – Irrecoverable Sums; Debt Recovery and Settlements

An update was provided on irrecoverable sums approved under delegated authority and approval was sought for irrecoverable sums in excess of £100,000 per project.

Decision

- 1) To note the irrecoverable sums of less than £50,000 authorised under delegated authority in Appendix 1 of the report.
- 2) To authorise the irrecoverable sums in excess of £100,000 per project as set out in Appendix two of the report.
- 3) To note the settlement sums authorised to complainants and other affected owners under delegated authority in Appendix three of the report.
- 4) To note the provision for impairments and settlements in Appendix four of the report.
- 5) To agree that a report would be brought back to a future meeting of the Finance and Resources Committee on a review of the statutory notices that had been incorrectly issued.

(References – Finance and Resources Committee, 3 February 2015 (item 31); report by the Director of Corporate Governance, submitted.)

40. Connected Capital Programme

Details were provided on Edinburgh's 'Connected Capital' programme to the Urban Broadband Fund (UBF) as part of the UK Government's Super-Connected Cities Initiative and approval was sought for the wireless concession procurement.

Decision

Detailed in the Confidential Schedule, signed by the Convener, with reference to this minute.

(References – Finance and Resources Committee, 20 March 2014 (item 9); report by the Director of Corporate Governance, submitted.)

41. 8-20 King Stables Road – Update on Disposal – referral from the Economy Committee

The Economy Committee on 13 February 2015 considered a report which detailed the selection process carried out to identify the preferred bidder for the disposal of 8-20 King's Stables Road, and sought approval to sell the property to Peveril Securities/Campus Design Management Limited on the terms and conditions outlined in the report. The Economy Committee approved the disposal of the property and referred the report to this Finance and Resources Committee for ratification.

Decision

To ratify the decision of the Economy Committee to dispose of 8-20 King's Stables Road to Peveril Securities/Campus Design Management, on the terms set out in the report, and on such other terms and conditions to be agreed by the Acting Director of Services for Communities and Head of Legal, Risk and Compliance.

Dissent

Councillor Corbett requested that his dissent was recorded in respect of the above decision.

(References – Economy Committee, 22 May 2014 (item 18); report by the Acting Director of Services for Communities, submitted.)

42. Miscellaneous Debts – Write Off

Information was provided on miscellaneous debt that was outstanding and deemed uncollectible. Approval was sought to write-off these sums.

Decision

- 1) To agree the write-off of miscellaneous debt of £105,528.85.
- 2) To note the position on the use of registered inhibitions as part of the debt recovery process.

(References – Corporate Policy and Strategy Committee, 2 December 2014 (item 9); report by the Director of Corporate Governance, submitted.)