

Finance and Resources Committee

10.00 a.m, Thursday, 24 September 2015

Bridgend Farmhouse and Steadings: Update

Item number	7.1
Report number	
Executive/routine	Executive
Wards	16 - Liberton/Gilmerton

Executive summary

This report updates Committee on the progress by Bridgend Inspiring Growth (BIG) to obtain lottery funding for the redevelopment of the farmhouse, and seeks approval to offer the sale of the property to BIG on terms and conditions outlined in this report. BIG proposes the creation of a social enterprise company to deliver a Learning, Eating and Exercise Centre following refurbishment and extension.

Links

Coalition pledges	P17
Council outcomes	CO7
Single Outcome Agreement	SO4

Bridgend Farmhouse and Steadings: Disposal Update

Recommendations

That Committee:

- 1.1 Notes the update on the progress of Bridgend Inspiring Growth (BIG) to obtain lottery funding for the redevelopment of the farmhouse and steading; and
- 1.2 Authorises the offer of sale of the property to BIG, on the main terms set out in this report, and on the other terms and conditions to be agreed by the Director of Services for Communities.

Background

- 2.1 On 29 April 2014, the Economy Committee authorised the sale of the property to BIG, as shown outlined in red on the attached plan. The full decision was:-
 - To authorise a 12 month lease of the property to Bridgend Inspiring Growth (BIG) to enable stage two lottery funding to be progressed;
 - To authorise sale of the property to BIG if it is successful in securing stage two lottery funding within the next 12 month;
 - To accept that if stage two lottery funding is not progressed after 12 months, a report will be brought back to Economy Committee recommending options for sale of the property; and
 - To refer the report to the Finance and Resources Committee for ratification.

This decision was ratified by the Finance and Resources Committee on 7 May 2014.
- 2.2 BIG proposes to create a social enterprise company to refurbish and extend the property to deliver a Learning, Eating and Exercise Centre.

Main report

- 3.1 Negotiations on the terms and conditions of the lease were protracted, however, BIG entered into a lease of the property for one year from the 1 October 2014 until 30 September 2015.
- 3.2 BIG secured development funding from the Big Lottery (£50,000) to prepare its stage two application in April 2014 enabling it to appoint a design and project development team. Both teams were appointed in the autumn of 2014, and

work began in designing the renovation and workshops, and preparing the lottery application and business plan.

- 3.3 Planning permission for the renovation work and new workshops was secured in April 2015. As part of this work all necessary surveys have been carried out (including asbestos survey; bat survey; CCTV survey; drainage survey; archaeological survey etc). The restored building will provide a strategic base to deliver learning, providing access to cooking and healthy eating and exercise, and the promotion of healthy lifestyles.
- 3.4 Following the lease of the property, BIG has undertaken community consultation and has developed and delivered a programme of various activities on the site, including weekly drop in sessions, where volunteers undertake cleaning and maintenance work on the surrounding grounds and building interior. Other initiatives, which have been undertaken, are DIY renovation courses, craft groups, stone wall restoration courses, forest workshops and various outreach and education programmes. It is proposed that these uses will continue in the refurbished property.
- 3.5 A stage two lottery application, and business plan were submitted to the Lottery in June 2015. The lottery application was made to the Big Lottery: Investing in Communities: Supporting 21st Century Life. This fund closed for new applications on 30 June 2015.
- 3.6 In order to be considered for a lottery grant, BIG requires the ownership of the property to be transferred. The Investing in Communities lottery fund is designed to support communities to take more control, and influence over their own future, through ownership of assets.
- 3.7 BIG's application to the fund is predicated on the asset being transferred at nil consideration, and will be considered by the Investing in Communities lottery fund committee on the 7 October 2015. This is their expectation following the previous decisions of the Council.
- 3.8 Following the marketing of the property, the market value has been established at £205,000. The previous decision of the Economy and Finance and Resources Committees was to offer the property for sale to BIG subject to securing the necessary stage two funding. Consequently, the following terms and conditions are proposed to be offered:-

Purchaser: Bridgend Inspiring Growth;
Price: £205,000;
Use: Learning, Eating and Exercise Centre and for no other purpose;
Conditions: Subject to obtaining stage two lottery funding from Investing in Communities: Supporting 21st Century Life and completion of the project as outlined in the planning permission; and
Costs: BIG will pay the Council reasonably incurred legal and surveyors fees.

Measures of success

- 4.1 The reinstatement of a dilapidated property and supporting the community to deliver a Learning, Eating and Exercise Centre.

Financial impact

- 5.1 A capital receipt of circa £205,000 credited to the general fund.

Risk, policy, compliance and governance impact

- 6.1 If the Community Group are unable to obtain a lottery grant to refurbish the property, the deterioration may have an impact of future value.
- 6.2 Failure of the social enterprise company to achieve the outcomes described in its business plan resulting in closure of the enterprise.

Equalities impact

- 7.1 If BIG purchases the property for a learning centre for ecological and environmental education, including a learning, eating and exercise centre, the rights to health, education and learning will be enhanced.
- 7.2 By targeting the centre towards people with disabilities, and disadvantaged local residents, the proposal would have a positive impact on the public sector duty to advance equality of opportunity.
- 7.3 By offering the property to BIG, other potential purchasers will be excluded. This is held to be justifiable and proportionate if the benefits of BIG's proposal are achieved.

Sustainability impact

- 8.1 Any refurbishment or extension of the property will comply with minimum building standards and incorporate modern sustainable methods of construction.

Consultation and engagement

- 9.1 Ongoing discussions with Bridgend Inspiring Growth representatives.
- 9.2 Discussions with the Investing in Communities lottery fund representatives.

Background reading/external references

Minutes of Economy Committee meeting of the 29 April 2014.

John Bury

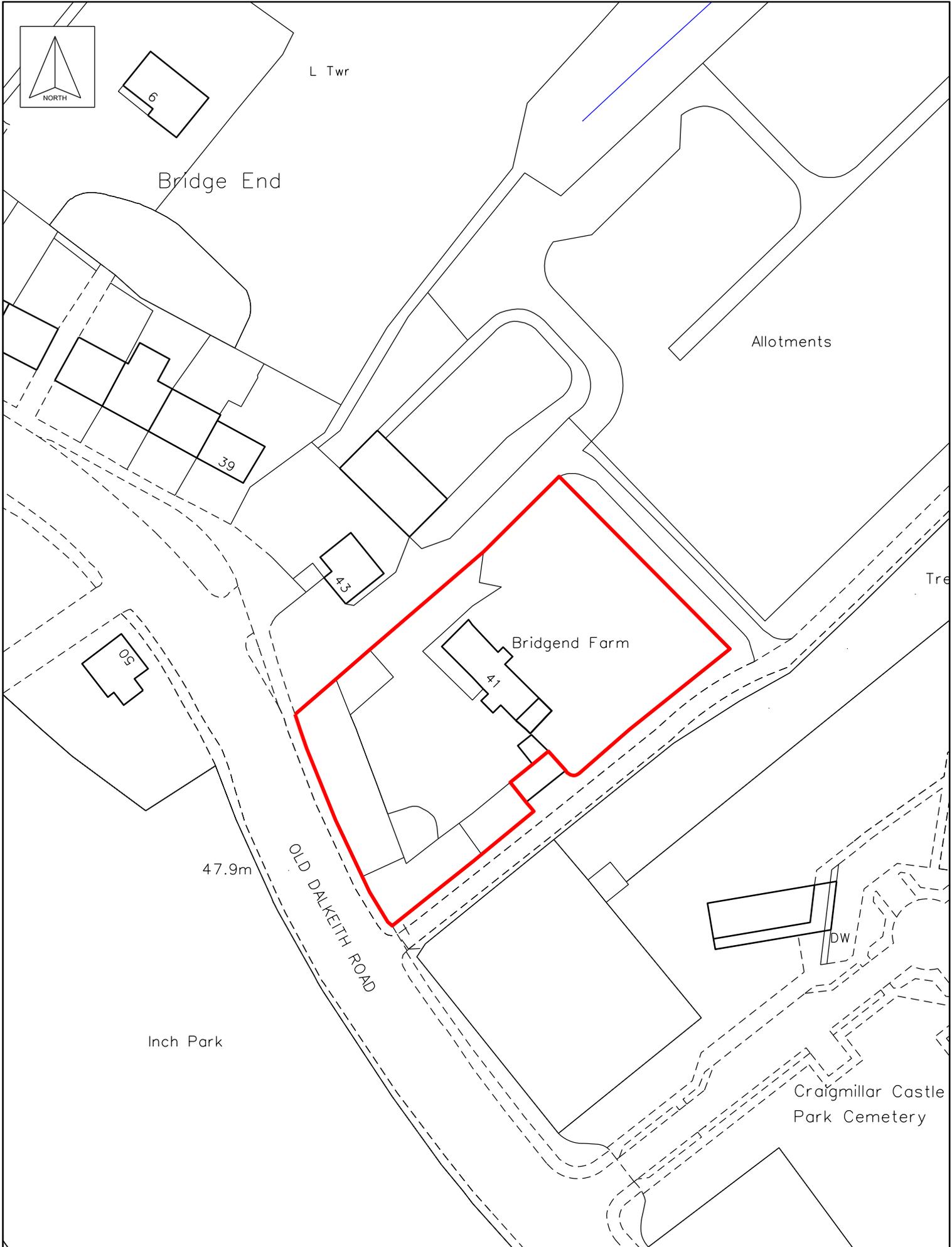
Acting Director of Services for Communities

Contact: Alistair McArthur, Consultant Estates Surveyor

E-mail: alistair.mcarthur@edinburgh.gov.uk | Tel: 0131 529 5261

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	SO4 – Edinburgh’s communities are safer and have improved physical and social fabric.
Appendices	Location Plan.



TITLE
 Bridgend Farm
 Old Dalkeith Road
 Edinburgh

© Crown Copyright. All rights reserved, 100023420, 2009

EDINBURGH

Estate Services
 Corporate Property
 Services for Communities
 4 East Market Street

DATE
 March 2014

SCALE
 1:800 @ A4

DRAWN BY
 A.Powers