

Finance and Resources Committee

10.00 a.m, Thursday, 29 October 2015

Redhall House and Lawn – Progress Report

Item number	7.12
Report number	
Executive/routine	
Wards	9 – Fountainbridge / Craiglockhart

Executive summary

Following submission of a petition entitled “Save Redhall House and Lawn”, the Petitions Committee referred the matter to Finance and Resources Committee, which considered reports on 5 June 2014, 27 November 2014 and 4 June 2015. A further progress report was requested no later than October 2015, which is the purpose of this report.

At the request of Finance and Resources Committee on 4 June 2015, the owner has reaffirmed his commitment to protecting the fabric of Redhall House. He is also engaged with and is progressing with the planning application.

Planning officers will continue to work with the applicant with the aim of securing the restoration of Redhall House.

The legal action remains on hold awaiting the outcome of the planning process.

Links

Coalition pledges	P40
Council outcomes	CO19 , CO23
Single Outcome Agreement	SO4

Redhall House and Lawn – Progress Report

Recommendations

That Committee:

- 1.1 Notes the current position in the planning application process; and
- 1.2 Notes that legal action will remain on hold whilst a negotiated solution is pursued.

Background

- 2.1 Following submission of a petition entitled “Save Redhall House and Lawn”, the Petitions Committee referred the matter to Finance and Resources Committee. The Committee considered reports on 5 June 2014, 27 November 2014 and 4 June 2015, and a further progress report was requested no later than October 2015. This report provides that update on progress.

Main report

- 3.1 At the request of Finance and Resources Committee on 4 June 2015, assurance was sought from the owner that he understands the need for demonstrable progress to protect a deteriorating building. The owner has confirmed that he understands the importance of continuing to keep the building wind and watertight. He has also confirmed that the majority of work, identified at the inspection with planning officers on 5 May 2015, has been completed along with internal drying. The owner is awaiting feedback from planning officers on progress with the planning and listed building applications. The owner has provided all the information requested by the planning service.
- 3.2 The court action, which was commenced in March 2015, is still on hold pending the outcome of the planning process.

Update on Planning Applications

- 3.3 In relation to the planning applications, planning officers are seeking clarification on design and setting issues from the applicant. The applicant is to submit further information to allow the application to progress to Development Management Sub-Committee. It is anticipated that this will be early 2016.
- 3.4 The intention is that the listed building application for the restoration of Redhall House will be determined alongside the full planning application at the Development Management Sub Committee.

Measures of success

- 4.1 Encouraging the restoration of a listed building is helping to meet the Council's objective to conserve Edinburgh's built heritage, and to remove a building from the Buildings at Risk Register.

Financial impact

- 5.1 There are ongoing legal costs relating to the Court action which will be minimised if a negotiated solution can be reached, and are further mitigated by the action being placed on hold for the time being.

Risk, policy, compliance and governance impact

- 6.1 There are risks involved with any court action. These have been mitigated by the court action being placed on hold, and will be mitigated further should a suitable voluntary agreement be reached with the owner, which ensures the restoration of the building, without the need for further court action.

Equalities impact

- 7.1 Successfully encouraging the owner to bring the listed building back into use would enhance the rights to health, physical security and participation, influence and voice in the local community.
- 7.2 Pursuing legal action against the owner could potentially have a negative impact on his right to standard of living and individual, family and social life. Any such potential impact is justified by the benefit to the listed building and the public, and the fact that the owner agreed to the legal obligations at the time of purchase.
- 7.3 Any potential impact will also be mitigated by agreeing to put the legal action on hold while a negotiated solution is pursued.

Sustainability impact

- 8.1 The impacts of this report in relation to the three elements of the Climate Change (Scotland) Act 2009 Public Bodies Duties have been considered, and the outcomes are summarised below:
- The proposals in this report will increase carbon emissions because a currently vacant building will be brought back into use, and this impact will be addressed by the need for the restoration plans to comply with planning and listed building consents, and building control regulations. Reusing an existing building rather than utilising new build will help mitigate the impact;

- The need to build resilience to climate change impacts is not relevant to the proposals in this report because it relates to the reuse of an existing building; and
- The proposals in this report will help achieve a sustainable Edinburgh because local residents, and the community council, are some of the main drivers behind the desire to restore this listed building to enhance the local area, and reuse of this building to provide dwelling houses in the place of a derelict building, which will benefit the local community.

Consultation and engagement

- 9.1 The local community have engaged with this issue through their petition and the previous committee meetings.
- 9.2 There has been further consultation as part of the planning process.

Background reading/external references

N/A

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Links

Coalition pledges	P40 – Work with Edinburgh World Heritage Trust and other stakeholders to conserve the city’s built heritage.
Council outcomes	CO19 – Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm. CO23 – Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community.
Single Outcome Agreement	SO4 - Edinburgh’s communities are safer and have improved physical and social fabric.
Appendices	