

# Finance and Resources Committee

10.00a.m, Tuesday, 2 February 2016

## Lease, 63 Niddrie Mains Terrace – Amended Area of Let

<b>Item number</b>	8.1
<b>Report number</b>	
<b>Executive/routine</b>	Routine
<b>Wards</b>	17 – Portobello/Craigmillar

### Executive summary

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On 6 June 2013, the Finance and Resources Committee authorised the lease of the community space at 63 Niddrie Mains Terrace to Caring in Craigmillar (CiC) for five years, which was extended to 10 years by the Finance and Resources Committee on 30 September 2014.

The Communities and Families Service is vacating space it occupies on the ground, first and second floors of the building in early 2016, and CiC is interested in leasing the remainder of the ground floor space to improve its service provision.

This report specifically addresses the proposal to extend the area of let and to amend the lease on the revised provisionally agreed terms.

### Links

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<b>Coalition pledges</b>	<a href="#">P43</a>
<b>Council outcomes</b>	<a href="#">CO10</a> , <a href="#">CO14</a> , <a href="#">CO23</a>
<b>Single Outcome Agreement</b>	<a href="#">SO2</a>

## Lease, 63 Niddrie Mains Terrace – Amended Area of Let

### Recommendations

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#### 1.1 That Committee:

- 1.1.1 Approves the proposed amendment to the area of let, on the terms outlined in this report, and on the other terms and conditions to be agreed by the Acting Executive Director of Resources.

### Background

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- 2.1 The Finance and Resources Committee, at its meetings on 6 June 2013 and 30 September 2014, approved a 10 year lease to Caring in Craigmillar (CiC) of the area shown hatched in green on the attached plan. The current rent is £9,700 per annum.
- 2.2 The area shown cross hatched in blue on the attached plan, and the first and second floors, are currently occupied by the Communities and Families Service and it is planned to relocate the Service to alternative premises in Spring 2016 as part of the wider Transformation Programme.

### Main report

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- 3.1 CiC has indicated that the ground floor space vacated by the Communities and Families Service will aid its service provision and from an operational point of view, this space would be difficult to let as a single unit. Provisional agreement has been reached with CiC that its lease be amended to include the additional area, subject to the following main terms:
  - Additional area: 99 sq metres (1066 sq ft) or thereby;
  - Rent: £12,500 per annum, exclusive;
  - Rent free: An initial rent free period of three months (normal provision of a 10 year lease)
  - Other terms: As per the existing lease and as agreed by the Executive Director of Resources.
- 3.2 The report to the Finance and Resources Committee of 30 September 2014, detailed the outcome of a complaint raised with the Scottish Public Services Ombudsman (SPSO) regarding the consultation and marketing of the area currently approved for lease to CiC (area shown hatched on the attached plan).

- 3.3 The complaint to the SPSO was not upheld but the SPSO recommended, inter alia, that the Council develops a procedure for future marketing of the community space, which the Council provided to the SPSO on 31 July 2014.

## Measures of success

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- 4.1 Extending the area of let to CiC will:-
- ensure that it can continue to provide day care and other support services to elderly, vulnerable and disabled people in Craigmillar from a more suitable premises; and
  - increase the use of the ground floor for CiC and releases space in the upper floors for other potential tenants.

## Financial impact

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- 5.1 An increase in rental income £2,800 per annum payable to the Housing Revenue Account, less an initial rent free period to be agreed by the Executive Director of Resources.

## Risk, policy, compliance and governance impact

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- 6.1 The proposals will help to ensure that this building is used to the benefit of the Craigmillar community.
- 6.2 The property was marketed for community use and CiC successfully bid for the premises having bid along with other community focussed organisations.
- 6.3 A consultation framework was approved by Communities and Neighbourhood Committee on 6 May 2014.

## Equalities impact

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- 7.1 The proposals will allow CiC to continue to provide day care and other support services to elderly, vulnerable and disabled people in Craigmillar.
- 7.2 CiC works within its equal opportunities policies and practices a non discriminatory and inclusive environment.
- 7.3 CiC aim to work with as many groups as possible to ensure that no one group is insular and all have opportunities to come together in order to create one community.
- 7.4 CiC will continue to work on joint initiatives with managers and occupiers in other local community groups and centres.
- 7.5 The East Edinburgh Muslim Forum (EEMF) currently uses part of the property for prayer meetings and other activities. In order for the proposals to progress,

EEMF's use of the property will change significantly and/or the group's activities will be run from alternative premises.

## Sustainability impact

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- 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:-
- Climate change and carbon emissions will be impacted upon as a result of intensified use of the building. However, due to more efficient use of the space, the effect per head is likely to be neutral or improved.
  - The proposals will allow CiC to continue to provide day care and other support services to elderly, vulnerable and disabled people in Craigmillar.
  - CiC work within their equal opportunities policies and practice a non discriminatory and inclusive environment.
  - CiC aim to work with as many groups as possible to ensure that no one group is insular and all have opportunities to come together in order to create one community.
  - CiC will continue to work on joint initiatives with managers and occupiers in other local community groups and centres.
  - CiC will work with the local community to bring the large area of mature gardens surrounding the premises back into use.
- 8.2 Relevant Council sustainable development policies have been taken into account and are noted at Background Reading later in this report.

## Consultation and engagement

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- 9.1 Local members have been made aware of the proposals.

## Background reading/external references

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[Finance and Budget Committee 6 June 2013 Report "63 Niddrie Mains Terrace – Use and Management of Community Space"](#)

[Finance and Resources Committee 30 September 2014 Report "Proposed Lease at 63 Niddrie Mains Terrace"](#)

[Health and Social Care Service Plan](#)

[Local Community Plan](#)

## Hugh Dunn

Acting Executive Director of Resources

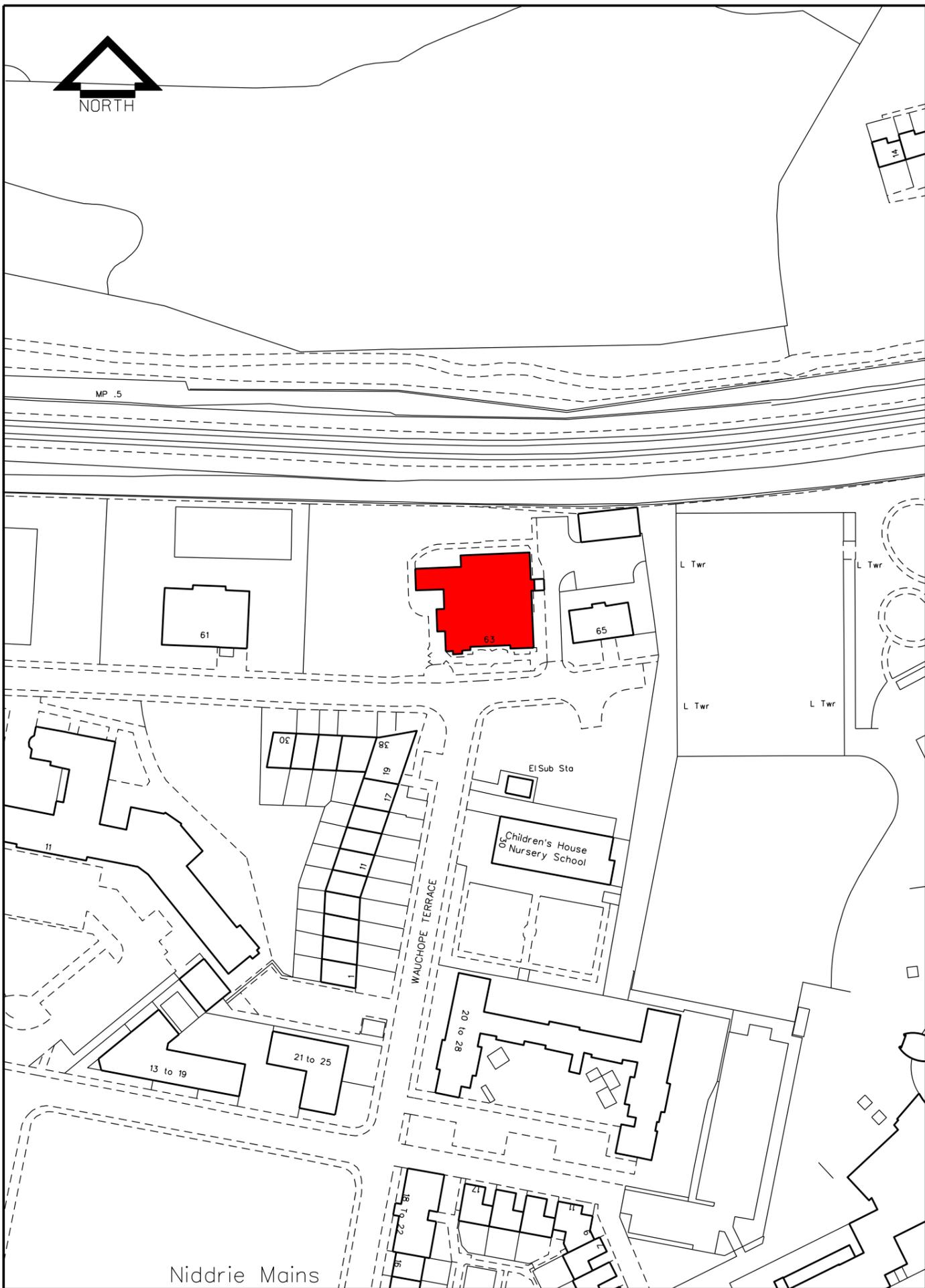
Contact: Veronica Ross, Senior Estates Surveyor

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## Links

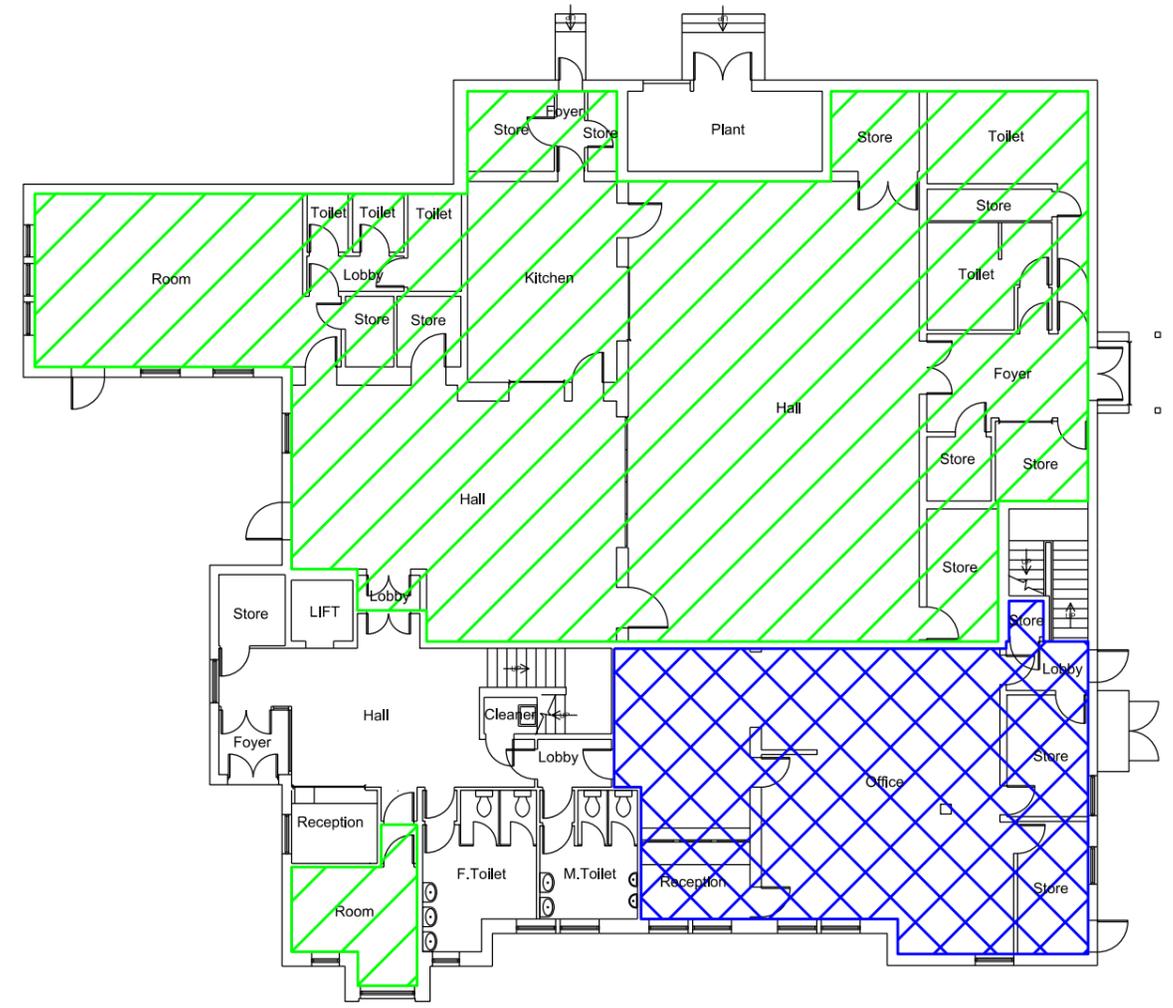
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<b>Coalition pledges</b>	P43 – Invest in healthy living and reduced inequalities.
<b>Council outcomes</b>	CO10 - Improved health and reduced inequalities. CO14 – Communities have the capacity to help support people. CO23 - Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community.
<b>Single Outcome Agreement</b>	SO2 – Edinburgh's citizens experience improved health and wellbeing, with reduced inequalities in health.
<b>Appendices</b>	Appendix 1: Location Plan.



LOCATION PLAN

SCALE 1:1250



GROUND FLOOR PLAN

SCALE 1:200

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THE CITY OF EDINBURGH COUNCIL

SERVICES FOR COMMUNITIES  
EDINBURGH

Craigmillar Community Facility  
63 Niddrie Mains Terrace  
Edinburgh

DATE	09/10/2015
SURVEYED BY	Asset Management
DRAWN BY	Fiona McDonald
FILE NO.	
NEG. NO.	NT 2972/A3/1625