

Finance and Resources Committee

10.00a.m, Tuesday, 2 February 2016

Sale of Cammo Home Farm, 37 Cammo Road, Edinburgh

Item number	8.3
Report number	
Executive/routine	Routine
Wards	1 - Almond

Executive summary

On 3 February 2015, the Finance and Resources Committee considered a report on this property and resolved that, if the sale to Mr Kamran Akbar did not proceed, an application for delisting would be submitted and the property remarketed.

Mr Akbar withdrew from the sale, on 12 February 2015, and the property was delisted by Historic Environment Scotland, on 24 August 2015.

Cammo Home Farm was then remarketed for sale with a closing date of 25 November 2015. This report seeks authority to sell the property to Michael and Emily Shimwell on the terms and conditions outlined.

Links

Coalition pledges	P40
Council outcomes	CO19
Single Outcome Agreement	SO4

Sale of Cammo Home Farm, 37 Cammo Road, Edinburgh

Recommendations

- 1.1 That Committee:
 - 1.1.1 Approves the sale of Cammo Home Farm, 37 Cammo Road, Edinburgh to Michael and Emily Shimwell on the main terms outlined in this report, and on other terms and conditions to be agreed by the Acting Executive Director of Resources.

Background

- 2.1 Cammo Home Farm, as shown outlined red on the attached plan, is a former category C listed building which is in extremely poor condition.
- 2.2 On 3 February 2015, the Finance and Resources Committee agreed that, in the absence of a sale to Mr Kamran Akbar, an application for delisting would be made and the building remarketed once that application was determined.
- 2.3 Mr Akbar withdrew from the sale on 12 February 2015 citing involvement in a number of other projects as the reason he could not proceed.
- 2.4 In accordance with the Committee decision, an application was made to Historic Environment Scotland, and the building was delisted on 24 August 2015.
- 2.5 The property was then remarketed with a closing date of 25 November 2015. Nine offers were received at the closing date and have been analysed.

Main report

- 3.1 The details of the offer which Committee is recommended to accept are:
 - Purchaser: Michael and Emily Shimwell;
 - Price: £678,500 (exclusive of legal and surveyors fees);
 - Use: Demolition of existing buildings and erection of a single dwelling to be used as their family home;
 - Fees: The purchaser is to meet the Council's reasonable legal and surveyors fees in addition to the price; and
 - Conditionality: Unconditional except for the requirement to obtain the consent of the National Trust for Scotland (NTS) as a result of the Conservation Agreement it holds over the property.

- 3.2 No difficulties are anticipated in obtaining NTS consent to a single dwelling house. Finance for both the purchase and the construction work is in place.
- 3.3 There were two higher offers which have been discounted. The reasons for this are given below. No offers were received from restoring purchasers.
- 3.4 The top offer was for a scheme of 15 houses and was subject to planning and other development consents. Planning has indicated that this is overdevelopment of the site given its greenbelt status and an existing tree protection order. This offer is not recommended because of the unacceptably high planning risk.
- 3.5 The next highest offer was conditional on planning consent for two detached houses. While the planning risk in this case is considered low, the offer was less than £5,000 higher than the recommended offer. Ongoing holding costs, and loss of interest, could cancel out the benefit from the higher offer during the period when planning consent is being sought. This, coupled with the greater risk, means that this offer should also be discounted.
- 3.6 Another offer, for four houses, was submitted with a minimum price that is substantially less than the offer from Mr and Mrs Shimwell. It does offer 30% of the sale price of the completed housing units as an additional payment but this delays receipt of the majority of the purchase price until the development is completed and the houses sold. With no guarantee of receiving more than the minimum price and the greater risk and delay associated with this offer, it is also not recommended.
- 3.7 For the reasons given above, the Committee is recommended to accept the third highest offer, from Mr and Mrs Shimwell, on the terms outlined above.

Measures of success

- 4.1 A sale of the property to Mr and Mrs Shimwell should secure the redevelopment of a semi derelict site as a family home.
- 4.2 The Cammo Estate would receive funds from the sale to assist in the implementation of its Management Plan for the remainder of the Estate.

Financial impact

- 5.1 A capital receipt of approx £400,000 (following the deduction of the Court costs incurred by the Council for terminating an agricultural tenancy in 2007) secured in 2016/17. The net receipt will be reinvested in Cammo Estate in line with the decision of the Executive of the Council on 31 October 2006.

Risk, policy, compliance and governance impact

- 6.1 Although the offer is unconditional except as to NTS consent, there remains a risk that the sale will still not proceed. This would apply to any offer to purchase. This offer has been scrutinised and validated to ensure the risks associated with it are at an acceptable level.

Equalities impact

- 7.1 A successful redevelopment of the derelict property would enhance the rights to health and physical security by improving the site, and the area for nearby residents.
- 7.2 There are repeated breaches of the building's security which could result in unauthorised access to a dangerous building. Redevelopment would remove this risk to the health and physical security of the intruders.
- 7.3 The purchaser wishes the property for his family home which would enhance his right to individual, family and social life.

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 an existing vacant building will be demolished and a new house erected. This impact will be addressed by the need for the building plans to comply with planning consents and building control regulations;
 - 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 interested parties are some of the main drivers behind the desire to see the redevelopment of this site. Redevelopment to provide a dwelling house in the place of a derelict building will benefit the local community.

Consultation and engagement

- 9.1 The Cammo Advisory Committee has been consulted throughout the current and previous sales processes.

Background reading/external references

[Report to Finance and Resources Committee on 3 February 2015 – Sale of Cammo Home Farm Steading, 37 Cammo Road, Edinburgh.](#)

[Report to Finance and Resources Committee on 28 August 2014 – Sale of Cammo Home farm Steading, 37 Cammo Road, Edinburgh.](#)

[Report to Finance and Resources Committee on 17 January 2012 – Disposal of Property at Cammo Home farm Steading, 37 Cammo Road, Edinburgh.](#)

[Report to Finance and Resources Committee on 27 January 2009 – Disposal of Property at Cammo Home farm Steading, 37 Cammo Road, Edinburgh.](#)

[Report to Executive of the Council on 31 October 2006 – Surrender of Agricultural Tenancy.](#)

Hugh Dunn

Acting Executive Director of Resources

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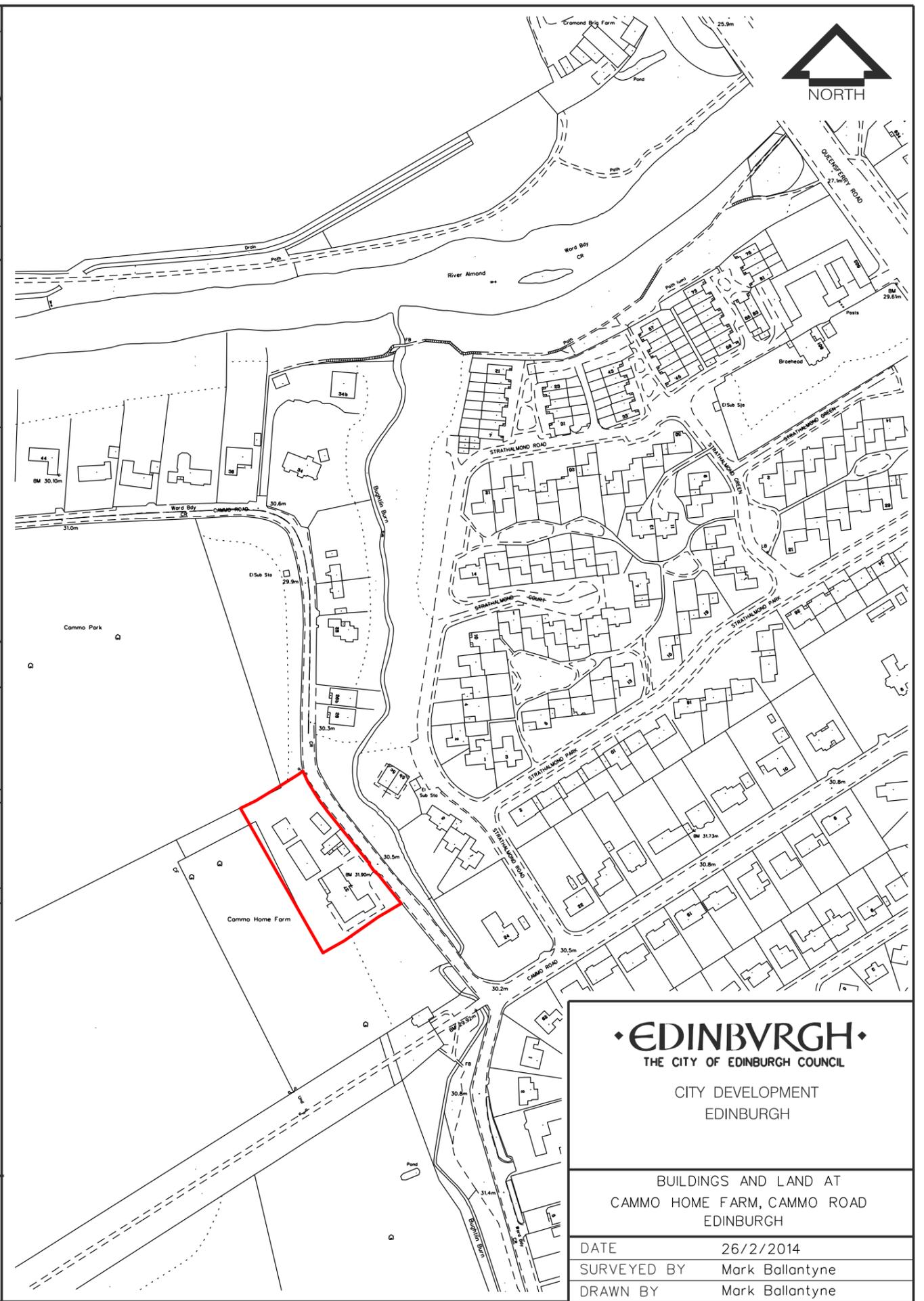
Links

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



AREA SHOWN OUTLINED RED - 0.361 ha (0.89 acres)

SITE PLAN SCALE 1:500



LOCATION PLAN SCALE 1:2500

• EDINBURGH • THE CITY OF EDINBURGH COUNCIL	
CITY DEVELOPMENT EDINBURGH	
BUILDINGS AND LAND AT CAMMO HOME FARM, CAMMO ROAD EDINBURGH	
DATE	26/2/2014
SURVEYED BY	Mark Ballantyne
DRAWN BY	Mark Ballantyne
FILE NO.	
NEG. NO.	A3/1042 A

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