

Finance and Resources Committee

10.00a.m, Tuesday, 2 February 2016

Riddles Court and 4-6 Victoria Terrace

Item number	8.6
Report number	
Executive/routine	Routine
Wards	11 – City Centre

Executive summary

On 1 July 2015, the Council concluded a 99 year lease of Riddles Court and 4-6 Victoria Terrace to the Scottish Historic Buildings Trust (SHBT).

SHBT will be refurbishing the property with a significant amount of grant assistance, including funds from Historic Scotland (Scottish Ministers).

As part of the conditions of grant, Historic Scotland has requested that the Council imposes a burden on its Title to the property so as to ensure, inter alia, that for 15 years, the property will be properly maintained, and that any proposal to charge entry to the building be subject to prior approval of Scottish Ministers.

This report seeks authority for the Council to create a conservation burden on its Title of Riddles Court and 4-6 Victoria Terrace.

Links

Coalition pledges	P1 , P15 , P28 , P30
Council outcomes	CO2 , CO7 , CO9 , CO19
Single Outcome Agreement	SO1 , SO3

Riddles Court and 4-6 Victoria Terrace

Recommendations

- 1.1 That Committee:
 - 1.1.1 Approves that a conservation burden be placed on the Council's Title at Riddles Court and 4-6 Victoria Terrace in favour of Scottish Ministers, 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

- 2.1 Riddles Court and 4-6 Victoria Terrace, as shown edged red on the attached plan, have been leased to SHBT for a period of 99 years from 1 July 2015 at a peppercorn rent.
- 2.2 SHBT will be undertaking a major refurbishment of the property to create the Patrick Geddes Centre for Learning.
- 2.3 The project cost amounts to approximately £5.6m, which is being met by grants from a variety of sources including Historic Scotland.

Main report

- 3.1 Historic Scotland, in committing public funds to the project, wishes to ensure that the property will be maintained in good repair and condition for a period of 15 years, and requires that a conservation burden be imposed on the Council's Title for this period.
- 3.2 The primary element of the burden relates to repairs and maintenance but it also includes rights for Historic Scotland to inspect, and that any proposals to charge entry fees to the property be subject to prior approval of Scottish Ministers.
- 3.3 Under the terms of the lease, SHBT is obliged to adhere to all Title burdens affecting the property including this fresh conservation burden.
- 3.4 The risk to the Council will only arise if the lease between the Council and SHBT is terminated for any reason in which case the Council would be obliged to take on responsibility for the burden until such time as the property is either relet or sold.
- 3.5 Provisional agreement has been reached with SHBT and Historic Scotland that a conservation burden be imposed on the Council's Title for a period of 15 years,

subject to SHBT meeting the Council's fees and expenses incurred in completing the constitutive deed.

Measures of success

- 4.1 The completed refurbishment of Riddles Court and 4-6 Victoria Terrace, which is a Grade A Listed building.

Financial impact

- 5.1 SHBT is responsible for payment of any fees and other expenses as a result of placing this burden on the Council's Title.

Risk, policy, compliance and governance impact

- 6.1 In the event of the Council not agreeing to the conservation burden, SHBT is at risk of losing its funding and the Riddles Court refurbishment project will no longer be viable. The building could be returned to the Council, its future use would have to be decided and the Council would be responsible for all maintenance costs in the short to medium term.
- 6.2 In the event of the Council agreeing to the conservation burden, SHBT will be required, under the terms of the lease, to adhere to all Title conditions.

Equalities impact

- 7.1 An Equalities and Right's Impact Assessment has been carried out. Approval to attaching the burden to the Title will mean that funding is enabled to save this historic building for future Edinburgh residents. The building is to become the Patrick Geddes Centre for Learning in honour of Sir Patrick Geddes, a former owner.
- 7.2 If approval is not granted then funding may be lost and the benefits of conservation may not be realised.

Sustainability impact

- 8.1 The refurbishment of Riddles Court will preserve a Category A listed building for future generations and provide full time jobs.

Consultation and engagement

- 9.1 The Council has been working extensively with SHBT to agree mutually successful outcomes.

Background reading/external references

Riddles Court and 4-6 Victoria Terrace:

http://www.edinburgh.gov.uk/download/meetings/id/42920/item_no_87_-_riddles_court_and_4-6_victoria_terrace

Redevelopment of Riddles Court:

http://www.edinburgh.gov.uk/download/meetings/id/31722/item_16-redevelopment_of_riddle's_court

Riddles Court – Lease to the Scottish Historic Buildings Trust:

http://www.edinburgh.gov.uk/download/meetings/id/32453/item_27-riddles_court-lease_to_the_scottish_historic_buildings_trust

Redevelopment of Riddles Court – Update:

http://www.edinburgh.gov.uk/download/meetings/id/34779/item_11-redevelopment_of_riddle_s_court-update

Hugh Dunn

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Links

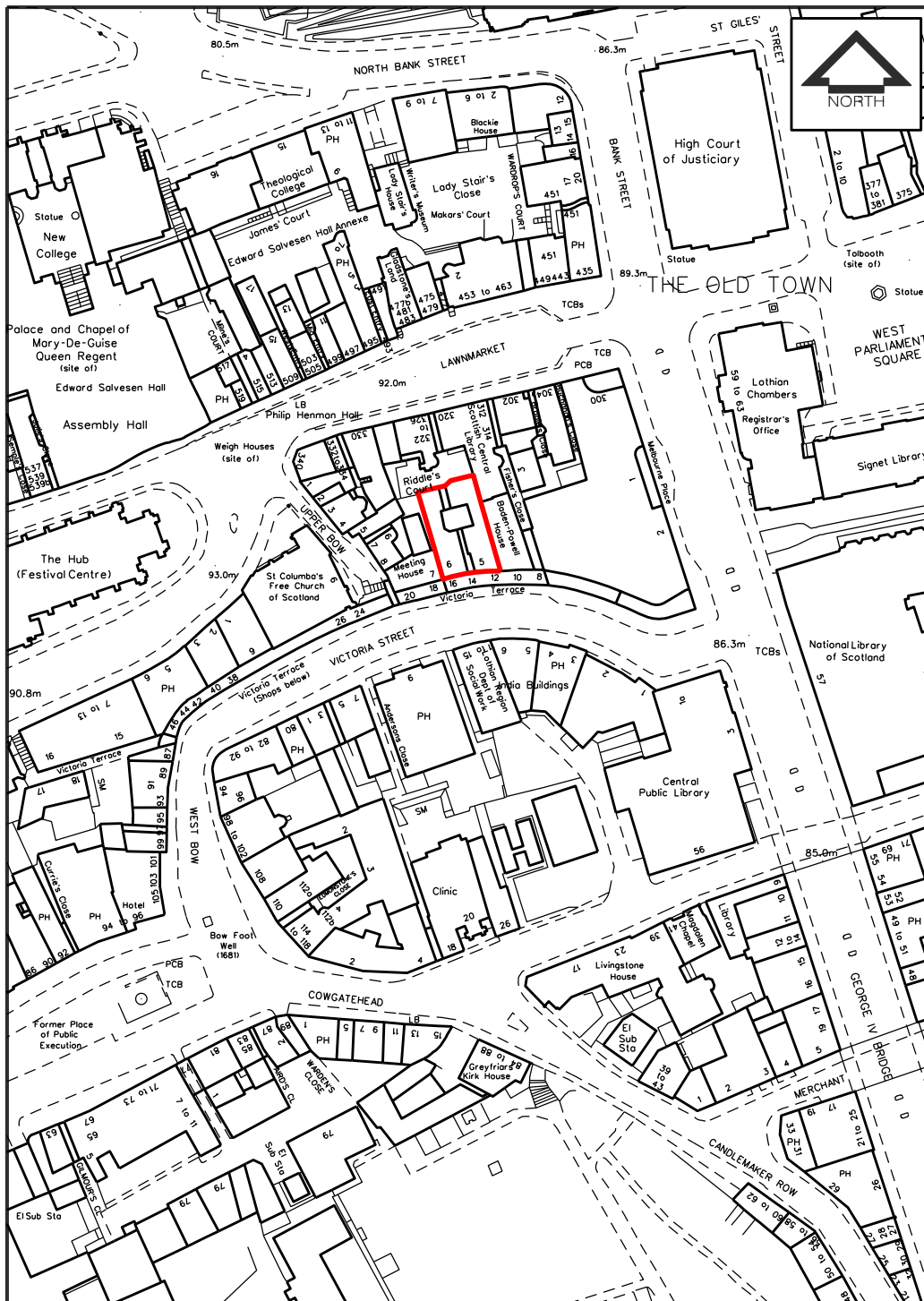
Coalition pledges	<p>P1 - Increase support for vulnerable children, including help for families so that fewer go into care.</p> <p>P15 - Work with public organisations, the private sector and social enterprise to promote Edinburgh to investors.</p> <p>P28 - Further strengthen our links with the business community by developing and implementing strategies to promote and protect the economic well being of the city.</p> <p>P30 - Continue to maintain a sound financial position including long-term financial planning.</p>
Council outcomes	<p>CO2 - Our children and young people are successful learners, confident individuals and responsible citizens making a positive contribution to their communities.</p> <p>CO7 - Edinburgh draws new investment in development and regeneration.</p> <p>CO8 - Edinburgh's economy creates and sustains job opportunities.</p>

Single Outcome Agreement

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.
SO1 - Edinburgh's Economy Delivers increased investment, jobs and opportunities for all.
SO3 - Edinburgh's children and young people enjoy their childhood and fulfil their potential.

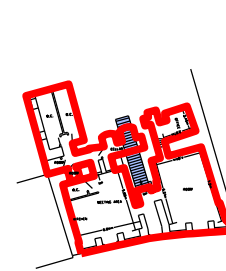
Appendices

Appendix 1: Location Plan

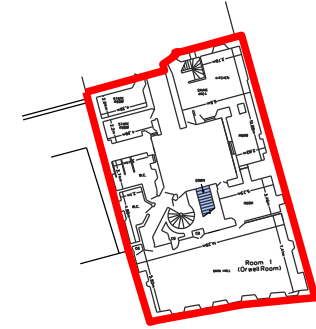


LOCATION PLAN

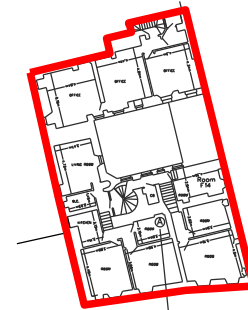
PHOTOGRAPHICALLY REDUCED NOT TO SCALE



4-6 VICTORIA TERRACE



GROUND FLOOR
RIDDLE'S COURT
322 LAWNMARKET



2nd FLOOR
RIDDLE'S COURT
322 LAWNMARKET



1st FLOOR
RIDDLE'S COURT
322 LAWNMARKET

• EDINBURGH • THE CITY OF EDINBURGH COUNCIL	
SERVICES FOR COMMUNITIES EDINBURGH	
RIDDLE'S COURT, 322 LAWNMARKET AND 4-6 VICTORIA TERRACE EDINBURGH	
DATE	9/12/15
SURVEYED BY	
DRAWN BY	Mark ballantyne
SCALE	N.T.S.
NEG. NO.	A3/1457a

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