

Finance and Resources Committee

10.00am, Friday, 1 February 2019

Land to rear of 99 Forth View Crescent – Proposed Lease

Item number	8.8
Report number	
Executive/routine	
Wards	2 – Pentland Hills
Council Commitments	C2, C3

Executive summary

The land to the rear of 99 Forth View Crescent has remained vacant and unused for several years. The 42nd Currie Scout Group, the adjoining land owners, has approached the Council to lease the land, as this will allow a wider range of activities to be provided.

This report seeks approval to grant a 20 year lease to the 42nd Pentland Currie Scouts, on the terms and conditions as outlined in the report.

Land to rear of 99 Forth View Crescent – Proposed Lease

1. Recommendations

1.1 That Committee:

- 1.1.1 Approves a new 20 year lease to 42nd Pentland (Currie) Scout Group of the land to the rear of 99 Forth View Crescent, Edinburgh, on the terms outlined in this report and on other terms and conditions to be agreed by the Executive Director of Resources.

2. Background

- 2.1 The vacant land, located to the rear of 99 Forth View Crescent, extends to 0.197 hectares (1,970 sq m) or thereby and is shown outlined in red on the attached plan.
- 2.2 The land is held on the Housing Revenue Account and has been declared surplus by the Head of Place Development and the Executive Director of Place.
- 2.3 The vacant land has been untendered for many years, resulting in an area that is severely overgrown. Owing to the restrictive topography of the site, limited access and its location, it is considered that the land has no significant re-developmental purposes.
- 2.4 The 42nd Pentland (Currie) Scout Group premises are on the adjoining land which was previously purchased from the Council.

3. Main report

- 3.1 The Scout Group has approached the Council to take a lease over the land to allow an expansion of the range of activities and outdoor pursuits that can be offered. Securing a long term interest in the land will allow the Group to raise funding for this purpose.
- 3.2 The request has been made for a lease of the land for a twenty year term with an option to purchase the heritable interest at a future date.
- 3.3 A contractor instructed by the Council as estimated that it would cost approximately £2,500 to clear the land to allow it to be brought back into use.

3.4 Following negotiations between the Council and the Scout Group, the following terms have been provisionally agreed:

- Subject: Vacant, surplus land located to the rear of 99 Forth View Crescent, Edinburgh;
- Lease Term: 20 years from date of entry;
- Rent: £500 per annum;
- Repairs: The Scout group will assume responsibility for maintaining and management of the land;
- Incentives: Five year rent free period to cover the costs of the land being cleared to allow beneficial use;
- Rent Review: The rent shall be reviewed five yearly, upward only and based on the yearly increase in the Retail Price Index (RPI), compounded over each five year period;
- Use: Provision of life skills and outdoor pursuits for the Scouts group;
- Purchase: Option to purchase the land for £50,000, plus yearly increase based on RPI, at any point within the term of the lease (the value has been derived from current land values in the area); and
- Costs: Each party will pay their own costs.

4. Measures of success

- 4.1 Granting of the new lease will produce an income to the Council for vacant, surplus ground which is not in use. It will also remove the burden of maintenance from the Council.
- 4.2 Bringing vacant land back into use for the benefit of the Scout Group and the wider Currie community.

5. Financial impact

- 5.1 The Council will receive an annual income of £500 plus RPI increases from year five.
- 5.2 If the Scout group exercise their option to purchase, the HRA will receive £50,000 plus any annual RPI increase effective from the date that the lease is put in place.

6. Risk, policy, compliance and governance impact

- 6.1 This is a new lease for ground that has lain unused for many years. It is considered that there is no impact on risk, policy, compliance, or governance issues.
- 6.2 As the land is held on the Housing Revenue Account, Scottish Government consent will be required for the disposal.

7. Equalities impact

- 7.1 The proposal in this report is to place a lease over unused ground to allow the neighbouring Scout Group to expand activities. This does not have an additional impact on people, equalities, the economy and the environment.

8. Sustainability impact

- 8.1 There are no sustainability issues arising from this report as it is a lease being proposed to bring the land into use for outdoor activities.

9. Consultation and engagement

- 9.1 Ward elected members have been made aware of the recommendations of this report.

10. Background reading/external references

- 10.1 None

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Executive Director of Resources

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Appendices

Appendix 1- Location Plan

Finance and Resources Committee – 1 February 2019

