

## Disposal of Land at Dinmont Drive

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### Finance & Resources Committee

25 August 2009

#### Purpose of report

1. To seek Committee approval to dispose of Housing Revenue Account land at Dinmont Drive, Edinburgh to Queensberry Properties "Dinmont Drive" Limited (QPL), to enable the development of up to twenty five homes, including seven for affordable housing.

#### Main report

- 2.1 The site extends to 1000 sq. m. (0.25 acres) or thereby, and is presently used as a car park. The car park is occasionally used by local residents as an alternative to on street parking. An indicative plan of the site (hatched in black) is provided in Appendix 1. As the site is larger 150 sq. m this exceeds current delegated authority.
- 2.2 QPL acquired the adjacent site, which comprises a mission hall, with the intention of demolishing the hall and developing a small residential development on the cleared site. Their planning application was rejected. Their appeal against refusal was dismissed by the Reporter on 25<sup>th</sup> July 2008. The Reporter advised QPL that, if the mission hall had no future as a community facility, then both the site containing the hall, together with the adjacent car park site, might be best considered as a comprehensive development, which would include a new community facility to replace the mission hall.
- 2.3 Following this decision, QPL approached CEC to purchase the site. This would enable them to take forward plans to develop the larger site as a comprehensive development and increase the number of homes they could develop.
- 2.4 An indicative masterplan provided by QPL provides for twenty five homes, including seven affordable homes, with associated car parking provision and a small community facility replacing the demolished mission hall. The sale will generate a capital receipt for the HRA account.
- 2.5 A full consultation has been undertaken with all the stakeholders having an interest in a sale of the site. Those consulted included the four elected members for the Liberton/Gilmerton Ward (Ward 16), the South Neighbourhood

Manager, the Inch Community Association (ICA) and residents residing within the immediate vicinity of the site.

- 2.6 130 residents were written to with details of the proposal to sell the site. 16 residents responded with objections.
- 2.7 Local residents, represented by the Inch Community Association, oppose selling the site. In addition to general opposition to a housing development in the area, residents' main concerns regard the density and height levels of any proposed residential development, the loss of car parking and that there is no need for a replacement community facility.
- 2.8 With the exception of the local residents, other consultees favoured disposing of the site or did not express a view.
- 2.9 In response to residents concerns it is proposed that a clause be inserted into the missives of the sale restricting the height of any future development to two storeys.
- 2.10 Given the need to build more homes in the city and the delivery of new affordable homes on the site it is proposed that the site be sold to QPL with the proposed restriction on the height of any future development included in the missives of any sale.

### **Financial Implications**

3. The site will be sold at current market value and will generate a capital receipt for the Housing Revenue Account.

### **Environmental Impact**

4. Any construction work will be undertaken in line with the industry guidelines for "considerate construction". Additionally, every effort will be made to incorporate the use of sustainable materials in the construction.

### **Recommendations**

The committee is asked to:-

- 5.1 Approve the recommendation to declare the site surplus to operational requirements and available for disposal to QPL.
- 5.2 Agree that a clause be inserted in the missives of sale restricting the height of the development to be erected thereon to a maximum of two storeys.
- 5.3 Grant delegated authority to the Director of City Development to (a) agree a market value of the site, and (b) agree terms and conditions along with the Director of Services for Communities and the Council Solicitor for the sale of the site to QPL.



**Mark Turley**  
Director of Services for Committee

13/8/09



**Dave Anderson**  
Director of City Development

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Appendices	1. Location Plan
Contact/tel/Email	Mark Borthwick 529 2273 e-mail :- mark.borthwick@edinburgh.gov.uk
Wards affected	Ward 16 – Liberton/Gilmerton
Single Outcome Agreement	Single Outcome 10 – We live in well designed, sustainable places where we are able to access the amenities and services we need. Single Outcome 11 – We have strong, resilient and supportive communities where people take responsibility for their own actions and how they affect others. Single Outcome 12 – We value and enjoy our built and natural environment and protect and enhance it for future generations.
Background Papers	

Appendix 1

