

Finance and Resources Committee

2.00 p.m, Wednesday, 13 May 2015

Proposed Ground Lease at Craiglockhart Sports Centre to Edinburgh Kayak Club

Item number	8.2
Report number	
Executive/routine	Routine
Wards	Fountainbridge / Craiglockhart

Executive summary

Edinburgh Kayak Club wishes to replace its existing storage shed at Craiglockhart Sports Centre, 177-191 Colinton Road and requires to enter into a new ground lease with the Council.

This report seeks authority to grant a 20 year ground lease to the Edinburgh Kayak Club of land at Craiglockhart Sports Centre for the erection of a new metal storage container.

Links

Coalition pledges	P42
Council outcomes	CO20
Single Outcome Agreement	SO2

Proposed Ground Lease at Craiglockhart Sports Centre to Edinburgh Kayak Club

Recommendations

It is recommended that Committee:

- 1.1 Approves the grant of a new 20 year ground lease, of 60 square metres of ground at Craiglockhart Sports Centre (CSC), for the erection of a new metal storage container, to Edinburgh Kayak Club on terms and conditions contained in this report, and on other terms and conditions to be agreed by the Acting Director of Services for Communities and the Head of Legal, Risk and Compliance.

Background

- 2.1 The Edinburgh Kayak Club (EKC) is a recreational sports club with over a hundred members, comprising kayaking enthusiasts and instructors. Members are of all ages from young children to adults of 70 plus years.
- 2.2 EKC currently uses an existing wooden shed by agreement with Edinburgh Leisure but it is no longer fit for purpose, and there are both safety and security concerns in respect of storage and access to the Club's equipment.
- 2.3 EKC has identified an area of ground, extending to 60 sq metres or thereby, shown outlined red on the attached plan, as being suitable for the location of a new metal container which will provide the required security for the Club's equipment.
- 2.4 The ground is not considered to have any alternative commercial use and Parks and Greenspace, on whose account the land is held, has no objection to the proposed 20 year lease.

Main report

- 3.1 EKC has raised £10,000 of funding towards the container and has secured a further £10,000 of funding from the Active Places Fund, subject to agreeing a 20 year lease with the Council.
- 3.2 The following main terms and conditions of lease have provisionally been agreed with the EKC:-
 - Subjects: 60 sqm, or thereby, as shown on the attached plan.
 - Term: 20 year lease from 1 June 2015.
 - Rental: £50 per annum with a three yearly rent review pattern.

- Break Options: Mutual at years 12, 15 and 18.
- Use: Erection of metal storage container and access there to.
- Repair: Full repairing and insuring obligation on tenant.
- Costs: ECK will bear the Council's legal and surveyor's costs.
- Other: Statutory and planning consent to be obtained by tenant.

Measures of success

- 4.1 Allowing EKC the security of a long term lease will provide the group with a new safe storage facility, and the capacity to store further equipment. This in turn will allow the club to expand their membership to the wider community.

Financial impact

- 5.1 The General Fund will receive an increase in budgeted rental income of £50 per annum.
- 5.2 EKC has obtained funding for the new container so the Council will not be put to any expense as a result of the new lease agreement.
- 5.3 EKC has confirmed that it will pay the Councils' reasonable legal and surveyors expenses incurred in the preparation of the lease.

Risk, policy, compliance and governance impact

- 6.1 This letting does not seek to change any policies which are currently in place. There is minimal risk to the Council as the new container will be acquired, erected and maintained by EKC.

Equalities impact

- 7.1 Allowing a 20 year lease to the EKC will continue to ensure that health and wellbeing opportunities are available for all ages in both the community and surrounding area. The club will continue to provide equipment and coaching to all, thereby enhancing skills and promotion of healthy living.

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.
- 8.2 The proposals in this report will increase carbon emissions due to the removal and transportation to landfill of the existing wooden shed, as well as the production and transfer of the new metal container. This impact will be addressed by the reduction in regular maintenance and materials including painting, timber and other associated materials, required to repair and maintain the existing dilapidated wooded shed.

- 8.2 The need to build resilience to climate change impacts is not relevant to the proposals in this report because the new container will not significantly impact on the city's resilience.
- 8.3 The proposals in this report will help achieve a sustainable Edinburgh because the provision of a sporting facility will encourage physical activity along with health and mental wellbeing. It will also encourage social cohesion by allowing the public to socialise and become members of the Club. Encouraging people into the sport will also support the local economy as there will be a need for the purchase of new equipment from local retailers by both the club and individuals.

Consultation and engagement

- 9.1 Local ward members have been consulted regarding the contents of this report and no objections have been raised.

Background reading/external references

For further information on the club, the website is: <http://www.edinburghkayak.com/>

John Bury

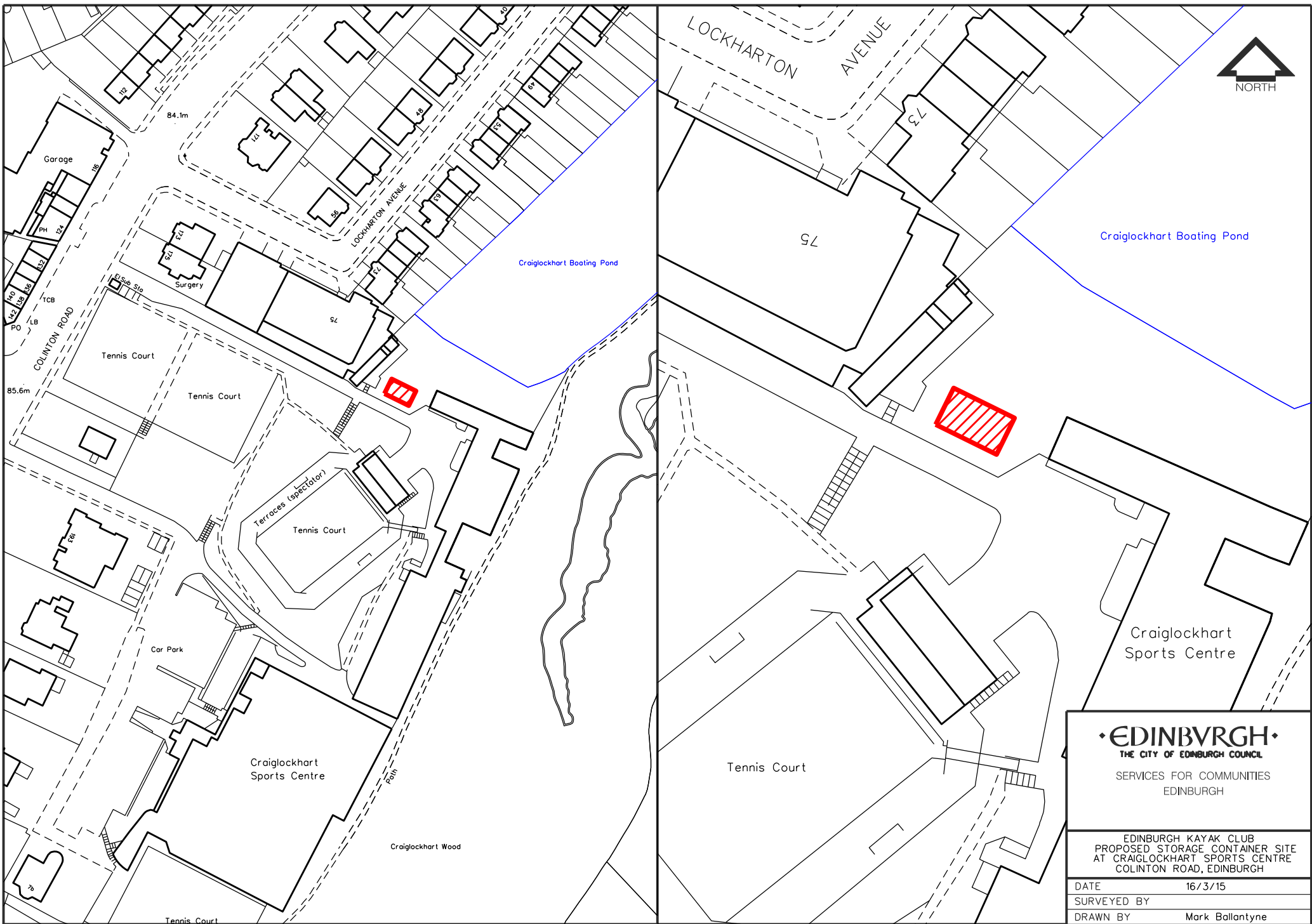
Acting Director of Services for Communities

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Links

Coalition pledges	P42 – Continue to support and invest in our sporting infrastructure.
Council outcomes	CO20 – Culture, sport and major events – Edinburgh continues to be a leading cultural city where culture and sport play a central part in the lives and futures of citizens.
Single Outcome Agreement	SO2 – Edinburgh's citizens experience improved health and wellbeing, with reduced inequalities and health.
Appendices	Location Plan.



LOCATION PLAN

PHOTOGRAPHICALLY REDUCED NOT TO SCALE

SITE PLAN

EDINBURGH
 THE CITY OF EDINBURGH COUNCIL
 SERVICES FOR COMMUNITIES
 EDINBURGH

EDINBURGH KAYAK CLUB
 PROPOSED STORAGE CONTAINER SITE
 AT CRAIGLOCKHART SPORTS CENTRE
 COLINTON ROAD, EDINBURGH

DATE	16/3/15
SURVEYED BY	
DRAWN BY	Mark Ballantyne
SCALE	N.T.S.
NEG. NO.	A4/157