

Finance and Resources Committee

10.00 a.m., Thursday 27 August 2015

Summary Report on Property Transactions concluded under Delegated Authority

Item number	8.1
Report number	
Executive/routine	Routine
Wards	City-wide

Executive summary

To advise the Committee of all lease agreements, etc. concluded in terms of the Council's 'Scheme of Delegation to Chief Officials'.

This delegated authority currently extends to the conclusion of all new leases of up to five years in length where the rental is no greater than £50,000 per annum, and rent reviews where the rental is no greater than £50,000 per annum. The authority also includes the sale of property which has been declared surplus to the requirements of the Council, and sold on the open market to the highest bidder. Any transactions outwith these parameters are reported separately to Committee.

Links

Coalition pledges	P30
Council outcomes	CO7
Single Outcome Agreement	SO1

Summary Report on Property Transactions concluded under Delegated Authority

Recommendations

That Committee:-

- 1.1 Notes the 81 transactions, detailed in the attached Appendix, that have been concluded in terms of the Council's 'Scheme of Delegation to Chief Officials.'

Background

- 2.1 Under the Council's Scheme of Delegation to Officers, it is the responsibility of the Chief Executive or relevant Director to keep the elected members appropriately informed about activity arising within the scope of the delegated authority under the Scheme. Reporting on a quarterly basis is considered the appropriate manner and frequency of keeping members advised.

Main report

- 3.1 Appendix 1 provides details of 81 transactions completed under delegated authority since the last quarterly report. These transactions comprise 29 new leases, 25 licences for events, three lease renewal/extension and 10 rent reviews. These transactions, together with other rental income, reported separately on this agenda, will result in additional rental income of £601,872 per annum, plus one off rental income of £108,782.
- 3.2 In addition, 14 disposals have also been completed. These transactions, together with other proposed disposals on this agenda, represent potential capital receipts of £17,115,606.

Measures of success

- 4.1 n/a

Financial impact

- 5.1 There are no financial implications as a result of this report.

Risk, policy, compliance and governance impact

- 6.1 There are no risk, policy, compliance or governance impacts as a result of this report.

Equalities impact

7.1 Equalities and Rights Impact Assessments have been carried out on all of the enclosed transactions.

Sustainability impact

8.1 There are no sustainability impacts as a result of this report.

Consultation and engagement

9.1 n/a

Background reading/external references

n/a

John Bury

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Links

Coalition pledges	P30 - Continue to maintain a sound financial position including long-term financial planning.
Council outcomes	CO7 - Edinburgh draws new investment in development and regeneration.
Single Outcome Agreement	SO1 - Edinburgh's economy delivers increased investment, jobs, and opportunities for all.
Appendices	Appendix 1.

APPENDIX 1

NEW LEASES

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
1. 21291 JW	4 – Forth	Services for Communities (General Property)	Unit 14a&b, 12-14 Pennywell Court, EH4 4TZ	North Edinburgh Arts	Temporary artist studio	Old Rent: £0 per annum New Rent: £1 per annum Lease Period: 3 months from 1 Apr 2015 to 30 Jun 2015 and month to month thereafter. Payable: Monthly, in advance
<input checked="" type="checkbox"/> ERIA received? REMARKS: <i>Nominal rent reflects the temporary letting of a vacant unit which is in very poor repair. The Council will be relieved of rates liability.</i>						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
2. 6818/1 ASM	12 – Leith Walk	Services for Communities (General Property)	Unit 1 Abbeymount Techbase, 2 Easter Road	Edinburgh Contemporary Crafts	Workshop	Old Rent: £2,200 per annum New Rent: £2,200 per annum Lease Period: 1 Apr 2015 – 22 Jul 2017 Payable: Monthly, in advance
<input checked="" type="checkbox"/> ERIA received? REMARKS: <i>New lease to run concurrently with occupier's existing leases within the building, with a 2 month rent free period granted. Vacant since September 2014. Previous rent set April 2013.</i>						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
3. 6818/8 ASM	12 – Leith Walk	Services for Communities (General Property)	Unit 8 Abbeymount Techbase, 2 Easter Road	Edinburgh Contemporary Crafts	Workshop	Old Rent: £1,840 per annum New Rent: £1,850 per annum Lease Period: 7 Apr 2015 – 22 Jul 2017 Payable: Monthly, in advance

ERIA received?

REMARKS: *New lease to run concurrently with occupiers existing leases within the building, with a 2 month rent free period granted. Vacant since January 2015. Previous rent set September 2014.*

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
4. 6818/12 ASM	12 – Leith Walk	Services for Communities (General Property)	Unit 12 Abbeymount Techbase, 2 Easter Road	Edinburgh Contemporary Crafts	Workshop	Old Rent: £5,380 per annum New Rent: £5,200 per annum Lease Period: 7 Apr 2015 – 22 Jul 2017 Payable: Monthly, in advance

ERIA received?

REMARKS: *New lease to run concurrently with occupiers existing leases within the building, with a 2 month rent free period granted. Vacant since October 2014. Previous rent set August 2014.*

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
5. PEF01-U12 ASM	17 – Portobello / Craigmillar	Services for Communities (General Property)	Block 5 Unit 2/3 Peffermill Industrial Estate	Travis Perkins (Properties) Ltd	Trade Counter	Old Rent: £20,000 per annum New Rent: £27,500 per annum Lease Period: 7 Apr 2015 – 6 Apr 2020 Payable: Quarterly, in advance

ERIA received?

REMARKS: *Former occupier went into administration. 5 year lease with 8 month rent free period granted to new occupier (to reflect the poor condition of the property).*

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
6. 723/5 ASM	13 – Leith	Services for Communities (General Property)	Unit 26 Tennant Street	Mr Ali Lauder & Mr Ewan Cameron	Music Studio	Old Rent: £11,650 per annum New Rent: £11,650 per annum Lease Period: 5 May 2015 – 4 May 2018 Payable: Monthly, in advance

ERIA received?

REMARKS: *This forms part of a lease renunciation / re-letting agreement. This letting was subject to the outgoing tenant's debt of £10,000 being repaid. The former lease was on a month to month basis. 2 month rent free period granted.*

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
7. 16414/2 ASM	7 – Sighthill / Gorgie	Services for Communities (General Property)	200 Dalry Road	Gnostic Cultural Association	Training Centre	Old Rent: £5,000 per annum New Rent: £4,000 per annum Lease Period: 6 May 2015 – 5 May 2018 Payable: Quarterly, in advance

ERIA received?

REMARKS: *3 year lease with no rent free period granted. Vacant since May 2014 with limited interest. Previous rent set in 2009 and was above market rent.*

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
8. 16496/4 ASM	7 – Sighthill / Gorgie	Services for Communities (General Property)	Unit 4 Russell Road Industrial Estate, Sauchiebank	Lo Spuntino Ltd	Warehouse - Bakery	Old Rent: £13,200 per annum New Rent: £14,000 per annum Lease Period: 8 May 2015 – 7 May 2020 Payable: Quarterly, in advance

ERIA received?

REMARKS: 5 year lease with 3 month's rent free period granted. Vacant since June 2014 and previous rent set in 2011. Market rent rate for the estate achieved.

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
9. 16496/5 ASM	7 – Sighthill / Gorgie	Services for Communities (General Property)	Unit 5 Russell Road Industrial Estate, Sauchiebank	John McDonald Metal Recycling Ltd	Warehouse – Metal recycling	Old Rent: £12,870 per annum New Rent: £14,000 per annum Lease Period: 20 May 2015 -19 May 18 Payable: Quarterly, in advance

ERIA received?

REMARKS: Tenant relocated from smaller unit within estate. 3 year lease with 3 month's rent free period granted. Vacant since March 2015. Market rent rate for the estate achieved.

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
10. 17896/7 ASM	16 – Liberton / Gilberton	Services for Communities (General Property)	Block B Unit 4 Gracemount Business Pavillions	Ms Zoe Greener	Martial Arts Centre	Old Rent: £7,000 per annum New Rent: £7,000 per annum Lease Period: 1 May 2015 – 31 Apr 2018 Payable: Quarterly, in advance

ERIA received?

REMARKS: 3 year lease with 3 month's rent free period granted. Vacant since March 2015. Market rent rate for the estate achieved.

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
11. EST/AF	4 – Forth	Services for Communities (Housing and Regeneration)	Land at Muirhouse Loan/Muirhouse Drive, Edinburgh	North Edinburgh Arts on behalf of the Centipede Project	Outdoor Community event	Old Rent: n/a New Rent: £1, if asked Lease Period: 07:00 to 19:00, 18 May 2015 Payable: In advance
<input checked="" type="checkbox"/> ERIA received? REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	TENANT	USE	TERMS
12. 1/H263(G) CL	1 – Almond	Services for Communities (General Property)	Hawes Pier, South Queensferry	Colin Aston	Seasonal Berthing Rights for Rigid Inflatable Boat “Inchcolm”	Old Rent: £1,000 for the period New Rent: £1,000 for the period Payable: In advance Lease Period: 1 Apr – 31 Oct 2015
<input checked="" type="checkbox"/> ERIA received? REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	TENANT	USE	TERMS
13. 19127 CL	1 – Almond	Services for Communities (General Property)	Berthing rights at Hawes Pier, South Queensferry	Forth Boat Tours	Berthing of the Forth Belle passenger boat	Old Rent: £8,000 for the period New Rent: £8,000 for the period Payable: Monthly Lease Period: 1 Apr – 31 Oct 2015
<input checked="" type="checkbox"/> ERIA received? REMARKS: <i>Seasonal berthing of an established passenger boat.</i>						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
14. 6422 ASM	11 – City Centre	Services for Communities (General Property)	244 Canongate, Edinburgh	Tabletop Cafe Ltd	Books shop & cafe.	Old Rent: £17,500 p.a New Rent: £17,500 p.a Lease Period: 21/07/15 – 20/07/2020 Payable: Quarterly in advance
<input checked="" type="checkbox"/> ERIA received? REMARKS: <i>No rent free, tenant break option 20 March 2018</i>						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
15. 19/L411/163 AMcA	12 – Leith Walk	Service for Communities (Tram)	163 Leith Walk	Out of the Blue	Artist Studios	Old Rent: £0 New Rent: £6,888 Lease Period: 01/08/15 to 31/07/16 Payable: Quarterly subject to three months rent free period
<input checked="" type="checkbox"/> ERIA received? REMARKS: <i>Temporary lease for 12 months pending disposal/redevelopment of the property</i>						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
16. 16104/1/D6 AMcA	11 – City Centre	Services for Communities (General Property)	Development site at 22 Potterrow	Underbelly	Public realm area as an ancillary space to the adjacent Festival Theatre studio, which Underbelly runs as a Fringe venue (Topside). Use to include ancillary entrainment and pop-up food and beverage offering.	Old Rent: £0 New Rent: £20,000 Lease Period: 26/07/15 to 04/09/15 Payable: Single Payment

ERIA received?

REMARKS: *Temporary lease for the Edinburgh International Festival*

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
17. 16496/15 ASM	7 – Sighthill / Gorgie	Services for Communities (General Property)	Unit 15 Russell Road Industrial Estate, Sauchiebank	Mr Steven Malcolm	Short Term Festival Storage	Old Rent: £0.00 p.a New Rent: £4,680 p.a Lease Period: 26/05/15 - 31/07/15 Payable: In full, on entry.

ERIA received?

REMARKS: Short term letting agreed (circa 2 months) with an existing occupier within the estate, to provide additional storage prior to the festival period. The Council will continue to actively market throughout this time.

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
18. 16496/15 ASM	7 – Sighthill / Gorgie	Services for Communities (General Property)	Unit 15 Russell Road Industrial Estate, Sauchiebank	Mr Innes Messer	Trade Counter	Old Rent: £6,400 p.a New Rent: £6,800 p.a Lease Period: 01/08/15 - 31/07/19 Payable: Quarterly in advance

ERIA received?

REMARKS: 5 year lease with 3 month's rent free period granted. Market rate for the estate achieved and previous rent set in 2012. New letting to run concurrently with short term letting.

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
19. 42/5717/4 MB	11 – City Centre	Services for Communities (General Property)	4 St Mary's Street	Kazim Pala	Retail – sandwich shop	Old Rent: £15,000 p.a New Rent: £22,500 p.a Lease Period: 01/05/15 - 30/04/20 Payable: Quarterly in advance

ERIA received?

REMARKS: Previous tenant removed due to non payment of rent. 5 year FRI lease with 3 months rent free. Property was on the market since March 2015. Substantial interest with closing date set.

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
20. 14167/5 MB	11 – City Centre	Services for Communities (General Property)	21 Cockburn Street	Westwood Lifestyle Ventures Limited	Retail - salon	Old Rent: £29,600 p.a New Rent: £32,126 p.a Lease Period: 31/07/15 - 30/07/20 Payable: Quarterly in advance
<input checked="" type="checkbox"/> ERIA received?						
REMARKS: <i>Previous tenant lease expired in March 2014. 5 year FRI lease with 6 months rent free. Property was on the market since March 2014 and previously under offer but tenant withdrew. Remarketed in January 2015 with substantial interest and closing date set.</i>						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
21. 4934/MB	11 – City Centre	Services for Communities (General Property)	181/183 Canongate	The Scotland Kilt Company	Retail	Old Rent: £17,500 p.a, New Rent: £35,000 p.a Lease Period: 24/07/15 - 21/07/20 Payable: Monthly in advance
<input checked="" type="checkbox"/> ERIA received?						
REMARKS: <i>Previous tenant removed due to non payment of rent. 5 year FRI lease with 6 months rent free (rent payable from day one but at half normal annual rate for first year). Property was on the market since January 2014 and previously under offer for restaurant use but letting collapsed due to refusal of planning application for class 3.</i>						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
22. EST/MB	4 – Forth	Services for Communities (WEL Portfolio)	23 West Harbour Road	Swift TG Energy (Scotland) Limited	Industrial – wind turbines	Old Rent: £12,000 p.a New Rent: £11,920 p.a Lease Period: 29/06/15 - 28/06/20 Payable: Quarterly in advance
<input checked="" type="checkbox"/> ERIA received?						
REMARKS: Previous lease expired in August 2013 with the property vacant and on the market since then with very little interest. 5 year FRI lease with reduced rent to reflect very poor condition of the property with tenant having to spend £125,000 on repairs and fit out.						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
23. EST/MB	4 – Forth	Services for Communities (WEL Portfolio)	23B West Harbour Road	Muirhouse Youth Development Group	Storage	Old Rent: £3,750 p.a, New Rent: £14,000 p.a Lease Period: 01/06/15 - 31/05/20 Payable: Quarterly in advance
<input checked="" type="checkbox"/> ERIA received?						
REMARKS: Previous lease expired in July 2013 with the property vacant and on the market since then with very little interest. 5 year FRI lease with 5 months rent free (spread over first 2 years of lease).						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
24. EST/MB	4 – Forth	Services for Communities – WEL Portfolio	Unit 1 West Shore Business Centre	Chauffeurline (UK) Limited	Storage	Old Rent: £10,500 p.a New Rent: £13,000 p.a Lease Period: 01/05/15 -30/04/20 Payable: Quarterly in advance

ERIA received?

REMARKS: *Previous lease expired in August 2014 with the property vacant and on the market since then with very little interest. 5 Year lease with 9 months rent free to reflect poor condition of the property. Average rent of £13,000 (annual increases of £1,000 per annum running from £11,000 in year 1 to £15,000 in year 5).*

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
25. 01/P805/75 A/ RMcG	1 Almond	CS SPO	Unit 27 Port Edgar Marina and associated hard standing	The Marine Society and Sea Cadets	Sea Cadet/Royal Navy Sailing Association Boat Station	Old Rent: £3,000 p.a. New Rent: £3,000 p.a. Lease Period: 3 yrs Payable: Monthly in advance

ERIA received?

REMARKS: *No rental increase appropriate due to current rates and benefit of maintaining facility on site for future development of marina.*

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
26. LF001/MBr	9 – Fountainbridge	Services for Communities (General Property)	West Approach Road at Canning Street	J C Decaux	Advertising Site	Old Rent: £ 0 New Rent: £7,000 p.a Lease Period: 13/11/14 - 12/10/2024 Payable: Annually in Arrears from 24/08/2015 (Live Date)

ERIA received?

REMARKS: Ten year lease based on 35% of gross revenue. No breaks or reviews. Option to extend for 5 years.

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
27. LF002/MBr	5 – Inverleith	Services for Communities (General Property)	Ferry Road	J C Decaux	Advertising Site	Old Rent: £0 New Rent: £8,750 p.a Lease Period: 21/07/15 - 31/10/2024 Payable : Annually in Arrears from 05/10/2015 (Live Date)

ERIA received?

REMARKS: Ten year lease based on 35% of gross revenue. No breaks or reviews. Option to extend for 5 years.

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
28. LF003/MBr	11 – City Centre	Services for Communities (General Property)	Dalry Road Outbound	J C Decaux	Advertising Site	Old Rent: £0 New Rent: £8,750 p.a Lease Period: 21/07/15 - 31/10/2024 Payable: Annually in Arrears from 21/09/2015 (Live Date)

ERIA received?

REMARKS: Ten year lease based on 35% of gross revenue. No breaks or reviews. Option to extend for 5 years.

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
29. LF004/MBr	1 – Almond	Services for Communities (General Property)	Gogar Roundabout	J C Decaux	Advertising Site	Old Rent: £0 New Rent: £350,000 p.a Lease Period: 21/07/15 - 31/10/2024 Payable: Annually in Arrears from 1 st December 2015 (Live Date)

ERIA received?

REMARKS: Ten year lease based on 35% of gross revenue. No breaks or reviews. Option to extend for 5 years.

NEW LEASES – EVENTS/LICENCE FOR WORKS

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
30. 1/H263/1 CL	1 – Almond	Services for Communities (General Property)	Hawes Car Park, South Queensferry	John Robertson	Funfair	Rent: £900 for the period Lease Period: 1800h, 10 Aug – 12 am, 16 Aug 2015 Payable: In advance

 ERIA received?**REMARKS:** *This annual funfair is held in conjunction with the long running Ferry Fair.*

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
31. 20420 CL	1 – Almond	Services for Communities (General Property)	Hawes Car Park, South Queensferry	RNLI	Lifeboat Fundraising Day	Rent: £1, if asked Payable: In advance Lease Period: 28 Jun 2015

 ERIA received?**REMARKS:** *One day fundraising event*

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	TENANT	USE	TERMS
32. 8097/TS	6 – Corstophine / Murrayfield	Services for Communities (Parks and Greenspace)	St Margarets Park	Ms Gilly Herbie Project Play Corstorphine Primary School High Street Edinburgh EH12 7SY	Family Fun Run 2015	Rent: £1 p.a. (if asked) Surveyor's Fee: £nil Parks Mgt Fee: £nil Lease Period: 13 June 2015 Payable: In Advance

ERIA received? **REMARKS:**

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	TENANT	USE	TERMS
33. 18345/TS	5 - Inverleith	Services for Communities (Parks and Greenspace)	Inverleith Park	Mrs Sue Hitchen The Media Company Publications Ltd 21 Royal Circus Edinburgh EH3 6TL	Foodies Festival Event	Rent: £3,120 Surveyor's Fee: £250 Parks Mgt Fee: £312 Lease Period: from 04 - 11 August 2015 Payable: In Advance

ERIA received? **REMARKS:** *Annual event which is part of Edinburgh Festival*

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	TENANT	USE	TERMS
34. 11137/20/TS	8 – Colinton/ Fairmilehead	Services for Communities (Parks and Greenspace)	Colinton Mains Park	Ms Heather Levy Firrhill Community Council Oxgangs Care Office 12 Firrhill Neuk Edinburgh EH13 9FF	Oxgangs Gala Day 2015	Rent: £1 p.a. (if asked) Surveyor's Fee: £nil Parks Mgt Fee: £nil Lease Period: 13 June 2015 Payable: In Advance

ERIA received? **REMARKS:** Annual Community / fundraising event

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	TENANT	USE	TERMS
35. 20790/TS	7 – Sighthill / Gorgie	Services for Communities (Parks and Greenspace)	Murieston Park	Mr Jim Young Gala Day Coordinator Gorgie Dalry Community Association 232 Dalry Road Edinburgh EH11 2JG	Gorgie / Dalry Gala Day 2015	Rent: £1 p.a. (if asked) Surveyor's Fee: £nil Parks Mgt Fee: £nil Lease Period: 13 June 2015 Payable: In Advance

ERIA received? **REMARKS:** Annual Community / fundraising event

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	TENANT	USE	TERMS
36. 16110/TS	4 - Forth	Services for Communities (Parks and Greenspace)	Victoria Park	Bonnington House Nursery 159 Newhaven Road Edinburgh EH6 4QA	Bonnington House Nursery Sports Day	Rent: £1 p.a. (if asked) Surveyor's Fee: £40 Parks Mgt Fee: £nil Lease Period: 27 June 2015 Payable: In Advance

ERIA received? **REMARKS:** *Annual Community / fundraising event*

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	TENANT	USE	TERMS
37. 18345/TS	5 - Inverleith	Services for Communities (Parks and Greenspace)	Inverleith Park	Mr John Laurie Burn It Fitness c/o Standard Life Alba Business Centre Alba Campus Livingston EH54 7EG	Standard Life Fun Run	Rent: £1 p.a. (if asked) Surveyor's Fee: £40 Parks Mgt Fee: £nil Lease Period: 21 June 2015 Payable: In Advance

ERIA received? **REMARKS:** *Community / Fundraising Event*

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	TENANT	USE	TERMS
38. 20791/TS	5 - Inverleith	Services for Communities (Parks and Greenspace)	King George V Park (Eyre Place)	Mr Geoff Hunt HemsleyLeys Lane Frome BA11 2JT	Rope - A Scene from a Play	Rent: £300 Surveyor's Fee: £40 Parks Mgt Fee: £nil Lease Period: from 11 - 19 August 2015 Payable: In Advance

ERIA received? **REMARKS:** *Community / fundraising event*

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	TENANT	USE	TERMS
39. 18356/TS	11 – City Centre	Common Good /Services for Communities (Parks and Greenspace)	Calton Hill	Beltane Fire Society St Margarets House 151 London Road Edinburgh EH7 6AE	Beltane Fire Festival 2015	Rent: £1,600 Surveyor's Fee: £250 Parks Mgt Fee: £160 Lease Period: from 28 April - 02 May 2015 Payable: In Advance

ERIA received? **REMARKS:** *Annual Festival*

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	TENANT	USE	TERMS
40. 8425/20	7 – Sighthill / Gorgie	Services for Communities (Parks and Greenspace)	Saughton Park	Mr Iain Majcher Youth Worker Gorgie Dalry Parish Church 190 Gorgie Road Edinburgh EH11 2NX	The Tent 2015	Rent: £1 p.a. (if asked) Surveyor's Fee: £40 Parks Mgt Fee: £nil Lease Period: from 12 - 20 July 2015 Payable: In Advance

ERIA received? **REMARKS:** *Annual Community / fundraising event*

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	TENANT	USE	TERMS
41. 20790/TS	1 – Almond	Services for Communities (Parks and Greenspace)	Lauriston Castle	Lord Provost's & Members' Services Lord Provost's Office City Chambers Edinburgh EH1 1YJ	Lord Provost's Garden Party 2015	Rent: £645 Surveyor's Fee: £250 Parks Mgt Fee: £64.50 Lease Period: from 30 July - 01 August 2015 Payable: In Advance

ERIA received? **REMARKS:** *Annual community event*

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	TENANT	USE	TERMS
42. 20786/TS	13 - Leith	Services for Communities (Parks and Greenspace)	Leith Links	Edinburgh MELA Unit 14, Abbeymount Techbase 2 Easter Road Edinburgh EH7 5AN	The Edinburgh MELA 2015	Rent: £2,520 Surveyor's Fee: £250 Parks Mgt Fee: £252 Lease Period: from 24 August to 01 September 2015 Payable: In Advance

ERIA received? **REMARKS:** *Annual Community / fundraising event*

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	TENANT	USE	TERMS
43. 20786/TS	13 - Leith	Services for Communities (Parks and Greenspace)	Leith Links	Leith Festival Association Ltd 3 Wellington Place Edinburgh EH6 7EQ	Leith Festival Gala Day 2015	Rent: £1 p.a. (if asked) Surveyor's Fee: £40 Parks Mgt Fee: £nil Lease Period: on 13 June 2015 Payable: In Advance

ERIA received? **REMARKS:** *Annual Community / fundraising event*

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	TENANT	USE	TERMS
44. JSM/TS	11 – City Centre	Services for Communities (Parks and Greenspace)	Princes Street Gardens	Mr John Stout Regular Music 44 York Place Edinburgh EH1 3HU	Magner's Summer Nights	Rent: £6,000 Surveyor's Fee: £250 Parks Mgt Fee: £600 Lease Period: from 23 August to 28 August 2015 Payable: In Advance

ERIA received?

REMARKS: *Music Festival – part of Edinburgh Fringe Festival*

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	TENANT	USE	TERMS
45.16403/D7	2 – Pentland Hills	Services for Communities (Parks and Greenspace)	Malleny Park	Mr Micheal Gregson 44 Marchbank Drive Balerno EH14 7ER	Balerno Childrens Gala - Malleny Park	Rent: £1 p.a. (if asked) Surveyor's Fee: £nil Parks Mgt Fee: £nil Lease Period: from 24 - 25 May 2015 Payable: In Advance

ERIA received?

REMARKS: *Annual Community / fundraising event*

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	TENANT	USE	TERMS
46. 16110/TS	4 - Forth	Services for Communities (Parks and Greenspace)	Victoria Park	Mr Allan Prentice Prentice Events7 Upper Kinneddar Gardens Saline KY12 9TY	Two Capitals Bike Ride 2015	Rent: £215 Surveyor's Fee: £40 Parks Mgt Fee: £21.50 Lease Period: on 07 June 2015 Payable: In Advance

ERIA received?

REMARKS: Annual Cycling / fundraising event from Dunfermline to Edinburgh

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	TENANT	USE	TERMS
47. 20786/TS	13 - Leith	Services for Communities (Parks and Greenspace)	Leith Links	William Keith Taylor Leith Annual Festival Fun Fair 1 Niddrie Mains Road Edinburgh EH16 4BE	Leith Annual Festival Fun Fair 2015	Rent: £2,030 Surveyor's Fee: £250 Parks Mgt Fee: £203 Lease Period: from 8 June to 14 June 2015 Payable: In Advance

ERIA received?

REMARKS: Annual Community / fundraising event during Leith Festival

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	TENANT	USE	TERMS
48. 18345/TS	5 - Inverleith	Services for Communities (Parks and Greenspace)	Inverleith Park	Walk the Walk in Action Limited 6 Genesis Business Park Albert Drive, Woking GU21 5RW	Edinburgh Moonwalk 2015	Rent: £4,180 (£380/day) Surveyor's Fee: £250 Parks Mgt Fee: £418 Lease Period: from 08 – 18 June 2015 Payable: In Advance

ERIA received? **REMARKS:** *Annual fundraising event*

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	TENANT	USE	TERMS
49. 2084/JMcV	Ward 10 – Meadows/ Morningside	Common Good/ Services for Communities (Parks and Greenspace)	The Meadows	Edinburgh Students' Charities Appeal	Meadows Marathon Event	Rent: £0 Lease Period: 08/03/2015 Payable: In advance

ERIA received? **REMARKS:** *One day charitable event. Administration fee of £50*

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	TENANT	USE	TERMS
50. 18801/ JMcV	Ward 11 City Centre	Common Good/ Services for Communities (Parks and Greenspace)	Princes Street Gardens West	Church of Scotland	Heart and Soul Event	Rent: £1,320 Lease Period: 17/05/2015 Payable: In advance

<input checked="" type="checkbox"/> ERIA received? REMARKS: <i>Administration fee of £150</i>						
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ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	TENANT	USE	TERMS
51. 2084/ JMcV	Ward 10 – Meadows/ Morningside	Common Good/ Services for Communities (Parks and Greenspace)	The Meadows	The Meadows Festival Association	Meadows Annual Festival Event	Rent: £361 Lease Period: 01/06/2015 - 07/06/2015 Payable: In advance

<input checked="" type="checkbox"/> ERIA received? REMARKS: <i>Administration fee of £50</i>						
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ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	TENANT	USE	TERMS
52. 2084/ JMcV	Ward 10 – Meadows/ Morningside	Common Good/ Services for Communities (Parks and Greenspace)	The Meadows	Mr Taylor	Meadows Annual Festival Funfair	Rent: £3,605 Lease Period: 01/06/2015 - 07/06/2015 Payable: In advance

ERIA received?

REMARKS: Administration fee of £150

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	TENANT	USE	TERMS
53. 2084/ JMcV	Ward 10 – Meadows/ Morningside	Common Good/ Services for Communities (Parks and Greenspace)	Bruntsfield Links	Edinburgh Golf	Golf in the Park Event	Rent: £340 Lease Period: 04/07/2015 Payable: In advance

ERIA received?

REMARKS: Administration fee of £50

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	TENANT	USE	TERMS
54. 18801/ JMcV	Ward 11 - City Centre	Common Good/ Services for Communities (Parks and Greenspace)	Princes Street Gardens West	G Warrington & Sons	Victorian Carousel	Rent: £8,386.79 Lease Period: 24/07/2015 – 02/09/2015 Payable: In advance

ERIA received?

REMARKS: Administration fee of £150

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	TENANT	USE	TERMS
55. 2084/ JMcV	Ward 10 – Meadows/ Morningside	Common Good/ Services for Communities (Parks and Greenspace)	The Meadows	Mr Evans	Funfair at the Fringe	Old Rent: £6,580 New Rent: £6,580 Lease Period: 04/08/2015 - 17/08/2015 Payable: In advance

ERIA received?

REMARKS: Administration fee of £100

RENT REVIEWS

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
56. 13849/62 IL	11 – City Centre	Housing Revenue Account	18/20 High Street Edinburgh, EH1 1TB	Surinder Singh	Scottish Themed Gifts & Souvenirs	Old Rent: £23,350 per annum New Rent: £33,600 per annum From: 1 Apr 2015 to 31 Mar 2020
<input checked="" type="checkbox"/> ERIA received? REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
57. 8406 IL	9 – Fountainbridge / Craiglockhart	Services for Communities (General Property)	97 – 101 Morrison Street, Edinburgh, EH3 8BX	Huseyin Kulhas	Restaurant	Old Rent: £18,000 per annum New Rent: £19,000 per annum From: 9 Mar 2015 to 8 Mar 2018
<input checked="" type="checkbox"/> ERIA received? REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
58. 1423/6 IL	11 – City Centre	Services for Communities (General Property)	29 Leith Street, Edinburgh EH1 3AT	Imran Mahmood	Newsagent	Old Rent: £10,500 per annum New Rent: £11,750 per annum From: 20 Apr 2015 to 20 Apr 2020
<input checked="" type="checkbox"/> ERIA received? REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
59. 13241/1/D1 IL	11 – City Centre	Services for Communities (General Property)	36 Market Street, Edinburgh, EH1 1DF	Waverley Leisure Ltd	Offices	Old Rent: £12,710.56 per annum New Rent: £14,660 per annum From: 1 Apr 2015 to 1 Apr 2020
<input checked="" type="checkbox"/> ERIA received? REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
60. 13241/1 IL	11 – City Centre	Services for Communities (General Property)	39 Market Street, Edinburgh, EH1 1DF	Waverley Leisure Ltd	Nightclub	Old Rent: £39,627.05 per annum New Rent: £45,725 per annum From: 1 Apr 2015 to 1 Apr 2020
<input checked="" type="checkbox"/> ERIA received? REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
61. 6315 IL	11 – City Centre	Services for Communities (General Property)	42 Candlemaker Row, Edinburgh, EH3 8BX	Joyce Forsyth	Designer knitwear shop	Old Rent: £7,000 per annum New Rent: £8,500 per annum From: 15 May 2015 to 15 May 2020
<input checked="" type="checkbox"/> ERIA received? REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
62. 6986A IL	10 – Meadows & Morningside	Services for Communities (General Property)	8 Falcon Road, Edinburgh, EH10 4AH	Childs Play Children's Nursery Ltd	Nursery	Old Rent: £32,900 per annum New Rent: £41,300 per annum From: 1 Apr 2015 to 1 Apr 2020
<input checked="" type="checkbox"/> ERIA received? REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
63. 1423 IL	11 – City Centre	Services for Communities (General Property)	5/11 Leith Street, Edinburgh, EH1 3AT	Duddingston Leisure Limited	Public House	Old Rent: £25,620 per annum New Rent: £29,560 per annum From: 1 Apr 2015 to 1 Apr 2020
<input checked="" type="checkbox"/> ERIA received? REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
64. 13849/65	11 – City Centre	Housing Revenue Account	30 High Street Edinburgh, EH1 1TB	Jim Garrahy's Fudge Kitchen Ltd	Retail (Class 1) Fudge Retailer	Old Rent: £19,575 per annum New Rent: £33,000 per annum From: 21 July 2015 to 20 July 2020. Payable: Quarterly in Advance.
<input checked="" type="checkbox"/> ERIA received? REMARKS:						

LEASE RENEWALS/EXTENSIONS

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
65. COW-U001 IL	11 – City Centre	Services for Communities (General Property)	156 Cowgate, Edinburgh, EH1 IJS	Access To Industry	Employment and Job Seeking Skills Agency office	Old Rent: £43,500 per annum New Rent: £47,600 per annum Payable: Quarterly, in advance Lease Period: 14 Apr 2015 to 13 Apr 2020
<input checked="" type="checkbox"/> ERIA received? REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
66. EST/41/J633/8-13 EX2/IL	11 – City Centre	Services for Communities (General Property)	8 – 13 Johnston Terrace, Edinburgh, EH1 2PW	VOCAL – Voice of Carers Across Lothians	Office (Class 2) Offices and meeting rooms	Old Rent: £44,900 per annum New Rent: £48,000 per annum From: 1 July 2015 to 30 June 2020 Payable: Quarterly in Advance.
<input checked="" type="checkbox"/> ERIA received? REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
67. 16496/14/IL	7 – Sighthill / Gorgie	Services for Communities (General Property)	13 & 14 Sauchiebank, Russell Road Ind Estate, Edinburgh, EH11 2NN	Tool and Plant Services Ltd	Business Use (Class 4/6) Office / Showroom & Workshop	Old Rent: £10,850 per annum New Rent: £14,965 per annum From: 1 August 2015 to 31 July 2020 Payable: Monthly in Advance.
<input checked="" type="checkbox"/> ERIA received? REMARKS:						

DISPOSALS

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
68. 21135 AMcA	3 - Drum Brae/Gyle	Services for Communities (HRA)	25 Ransome Gardens, Edinburgh EH4 7ET	Norma Muir	Garden Ground	Purchase price: £850 Date of entry: 15 May 2014 Sale concluded: 15 May 2014
<input checked="" type="checkbox"/> ERIA received? REMARKS: <i>Minor land transaction.</i>						

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
69. 20689 CJ	11 – City Centre	Services for Communities (General Property)	37 – 39 Montrose Terrace	Mr Patrick Black	Residential dwelling	Purchase price: £ 135,353.70 Date of entry: 15 May 2015 Sale concluded: 15 May 2015
<input checked="" type="checkbox"/> ERIA received? REMARKS: <i>Highest offer following open market tender.</i>						

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
70. 11773D CJ	1 – Almond	Services for Communities (General Property)	Lauriston Farmhouse, Lauriston Farm Road	Kwok Hei Yuen	Private residential dwelling	Purchase price: £498,168 Date of entry: 26 Mar 2015 Sale concluded: 26 Mar 2015
<input checked="" type="checkbox"/> ERIA received? REMARKS: <i>Highest offer following open market tender.</i>						

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
71. 21135 - AMcA	7 – Sighthill Gorgie	Services for Communities (General Property)	22 McLeod Street, Edinburgh EH112HN	Cruden Homes East	Residential	Purchase price: £397,056 Payable in two payments – 21/08/15 and 21/08/16 Date of entry: 21 August 2015 Sale concluded: 21 August 2015

ERIA received? **REMARKS:** *Highest offer following open market tender.*

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
72. AMcA	11 – City Centre	Services for Communities (General Property)	Cathedral Lane Edinburgh	Edinburgh St James	Electricity Substation	Purchase price: £666,000 Date of entry: 31 July 2015 Sale concluded: 31 July 2015

ERIA received? **REMARKS:** *New electricity substation to facilitate the St James Development.*

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
73. 41/J663/17 RJO'D	11 – City Centre	Services for Communities (General Property)	17 Johnston Terrace	The Scotch Whisky Heritage Centre	Office	Purchase Price: £352,255 Date of Entry: TBC Sale Completed: In Legals.

ERIA received? **REMARKS:** Highest Offer Following Open Market Tender.

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
74. 56/P544/83 RJO'D	8 – Colinton / Fairmilehead	Services for Communities (General Property)	83 Pentland View	Chamberlain Bell Limited	Residential	Purchase Price: £1,319,293 Date of Entry: TBC Sale Completed: In Legals.

ERIA received? **REMARKS:** Highest Offer Following Open Market Tender.

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
75. 21188/ RJO'D	14 – Craigentenny / Duddingston	Services for Communities (General Property)	11 Loaning Road	Ryce Limited	Residential	Purchase Price: £79,111 Date of Entry: TBC Sale Completed: In Legals.

ERIA received?

REMARKS: Highest Offer Following Open Market Tender.

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
76. 16849/a RJO'D	5 – Inverleith	Housing Revenue Account	(BF2) 47 St Stephen Street	Applecross Creation Ltd	Residential	Purchase Price: £151,927 Date of Entry: TBC Sale Completed: In Legals.

ERIA received?

REMARKS: Highest Offer Following Open Market Tender.

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
77. 16849/ RJO'D	5 – Inverleith	Services for Communities (General Property)	(BF3) 47 St Stephen Street	Applecross Creation Ltd	Residential	Purchase Price: £89,073 Date of Entry: TBC Sale Completed: In Legals.

ERIA received?

REMARKS: Highest Offer Following Open Market Tender. (BF2 & BF3 Sold Together to Gain Marriage Value).

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
78. CJ	99 - Midlothian	Children and Families	Former Wellington School, Peebles Road	Lochay Homes	Residential	Purchase Price: £1,740,000 (Gross) subject to abnormal costs, planning and acquisition of 3 rd party land. Date of Entry: TBC Sale Completed: In Legals.

ERIA received?

REMARKS: Highest Offer Following Open Market Tender.

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
79. 45/S189/48/ 2 DS	17 – Portobello /Craigmillar	Children and Families (Linked to the C & F Capital Investment Programme)	48-52 Seaview Crescent, Joppa	Seaview Homes (Scotland) Ltd.	Former Children's Hostel. Conversion to Residential subject to Planning.	Purchase Price: £650,000 Date of Entry: TBC Sale Completed: In Legals.

ERIA received?

REMARKS: Highest Offer Following Open Market Tender.

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
80. 21252/ RJO'D	1 - Almond	Services for Communities (General Property)	11.33 Acres at West Mains, Ingliston.	Taylor Wimpey	Residential	Purchase Price: £5,790,019 subject to Abnormal Costs, Section 75 Conditions and Planning Consent. Date of Entry: TBC Sale Completed: In Legals.

ERIA received?

REMARKS: Highest Offer (Gross Price) Following Open Market Tender. Purchase price net of clawback in favour of former owners.

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
81. 54/0793/4 - GMcG	8 Colinton/ Fairmilehead	Children & Families	Former Hunter's Tryst Primary School, 4 Oxfangs Green, Edinburgh	Hopefield Partnership	Residential Development	Purchase price: £2,008,000 Date of entry: TBC Sale concluded: In Legals.

ERIA received? **REMARKS:** *Highest bidder following closing date.*