

Finance and Resources Committee

10.00 a.m, Thursday, 27 August 2015

Proposed new lease to Daniel Kubiak at 10 West Harbour Road, Granton, Edinburgh

Item number	8.7
Report number	
Executive/routine	Routine
Wards	4 - Forth

Executive summary

The Council owns a workshop and storage shed at 10 West Harbour Road, which was recently marketed for let with a closing date for offers set for 29 May 2015.

This report seeks authority to grant a new 10 year lease, to Daniel Kubiak, on the terms set out in the report.

Links

Coalition pledges	P15 , P28
Council outcomes	CO8 , CO9
Single Outcome Agreement	SO1

Proposed new lease to Daniel Kubiak at 10 West Harbour Road, Granton, Edinburgh

Recommendations

That Committee:-

- 1.1 Approves the lease of workshops at 10 West Harbour Road, to Daniel Kubiak, from 1 September 2015 to 31 August 2025, on the terms outlined in this report, and on other terms and conditions to be agreed by the Director of Services for Communities.

Background

- 2.1 The property comprises two workshop buildings within a self-contained yard extending 0.22ha (0.54 acres) located at 10 West Harbour Road, Granton Edinburgh as shown outlined red on the attached plan. The previous rent was £5,000 per annum exclusive.
- 2.2 The property has been marketed since early April 2015 with a closing date set for 29 May 2015. At the closing date two offers were received, with the offer from Daniel Kubiak representing best value to the Council.
- 2.3 Daniel Kubiak operates a successful joinery business and requires larger premises to expand. It is also proposed that part of the workshops will be converted to a garage for car repairs which will be managed by a family member.

Main report

- 3.1 A new lease has been provisionally agreed with Daniel Kubiak on the following main terms:
 - Subjects: 10 West Harbour Road, Granton, Edinburgh;
 - Lease: 1 September 2015 until 31 August 2025;
 - Rent: £15,900 per annum;
 - Review: Upwards only rent review on 1 September 2020;
 - Use: Storage, joinery workshop and garage;
 - Repairs: Full repairing and insuring basis;
 - Costs: Incoming tenant to meet the Council's legal costs and outlays.

Measures of success

- 4.1 A vacant property will be brought back into economic use and result in additional income to the Council.

Financial impact

- 5.1 An increase in rental income payable to the General Property Account of £10,900 per annum, exclusive of VAT, and subject to upwards only review at 1 July 2020.

Risk, policy, compliance and governance impact

- 6.1 This is an open market letting of a vacant property following a full marketing campaign where all interested parties were given an opportunity to offer. It can be demonstrated that best value was obtained and it is considered that there is little or no impact on Risk, Policy, Compliance or Governance matters.

Equalities impact

- 7.1 An Equality and Rights Impact Assessment has been carried out. By approving the lease to Daniel Kubiak until 2025, this could potentially have an impact on other businesses who may wish to rent this particular property, however, by allowing the tenant to expand their business this will provide opportunities for further employment within a skilled trade. In addition, it will bring an empty property back into commercial use reducing the likelihood of vandalism and anti-social behaviour.

Sustainability impact

- 8.1 There are no sustainability issues arising from this report.

Consultation and engagement

- 9.1 Local ward Councillors have been made aware of the proposed letting to Daniel Kubiak.

Background reading/external references

N/A

John Bury

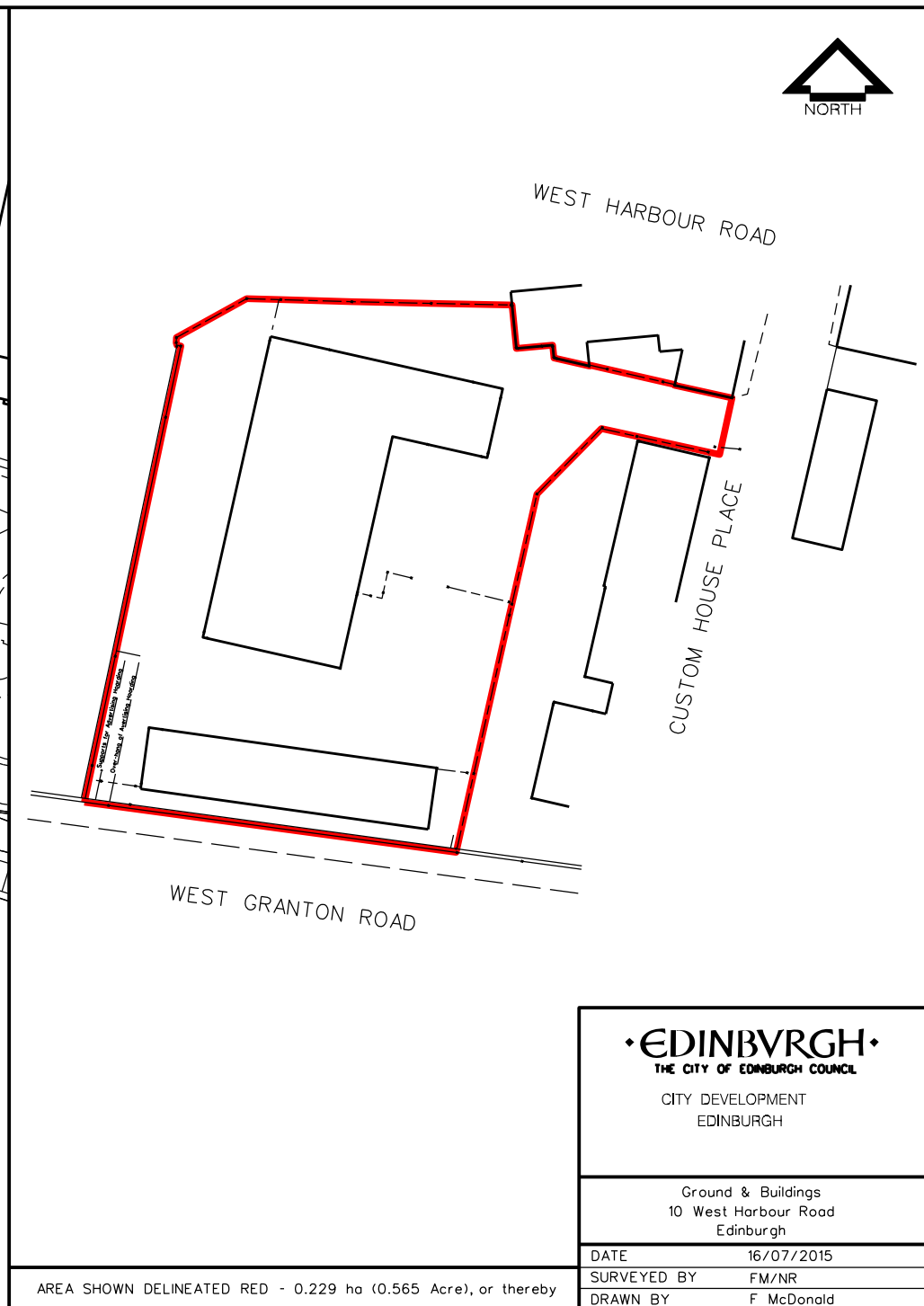
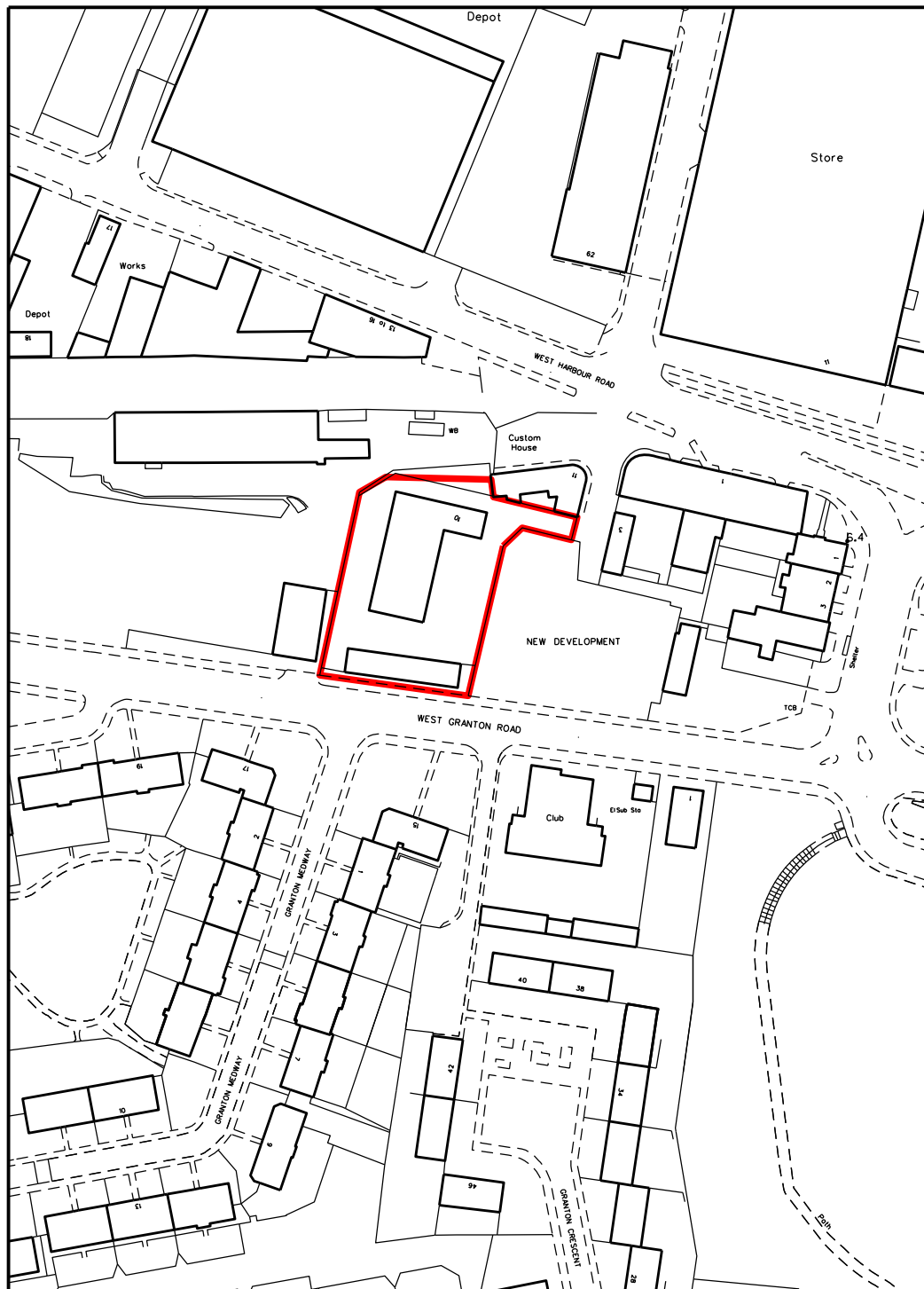
Acting Director of Services for Communities

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Links

Coalition pledges	P15 – Work with public organisations, the private sector and social enterprise to promote Edinburgh to investors. 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.
Council outcomes	CO8 – Edinburgh’s economy creates and sustains job opportunities. CO9 – Edinburgh’s residents are able to access job opportunities.
Single Outcome Agreement	SO1 – Edinburgh’s economy delivers increased investment, jobs and opportunities for all.
Appendices	Location Plan.



• EDINBURGH • THE CITY OF EDINBURGH COUNCIL	
CITY DEVELOPMENT EDINBURGH	
Ground & Buildings 10 West Harbour Road Edinburgh	
DATE	16/07/2015
SURVEYED BY	FM/NR
DRAWN BY	F McDonald
FILE NO.	
NEG. NO.	NT2377/A3/1142a

AREA SHOWN DELINEATED RED - 0.229 ha (0.565 Acre), or thereby

LOCATION PLAN

PHOTOGRAPHICALLY REDUCED NOT TO SCALE

SITE PLAN

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