

Finance and Resources Committee

10.00 a.m., Thursday 26 November 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 Officers'. This report lists transactions concluded in the period July 2015 to September 2015.

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 29 transactions detailed in the attached Appendix have been concluded in terms of the Council's 'Scheme of Delegation to Officers.'

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 29 transactions completed under delegated authority since the last quarterly report.
- 3.2 These transactions include 9 new leases, 5 lease renewals/extension, 6 rent reviews. These transactions will result in additional rental income of £31,665 per annum.
- 3.3 In addition, 9 disposals and acquisitions have also been completed, totalling £380,000 and £548,500 respectively.

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

Acting Director of Services for Communities

Contact: Graham Tully, Acting Estates Services Manager

E-mail: graham.tully@edinburgh.gov.uk | Tel: 0131 529 5961

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. 17314/4/2 ASM	7 – Sighthill/ Gorgie	Services for Communities – General Property	Suite 4/2 Broomhouse Workspace	Success Business Support Ltd	Office	Old Rent: £6,500 per annum New Rent: £6,500 per annum Lease Period: 1 Aug 2015 – 1 Apr 2017 Payable: Quarterly in advance

 ERIA received?

REMARKS: *New lease granted to run concurrently with this occupiers existing lease within the estate (Unit 11). Marketed early (May 2015) to minimise void period. Rental in line with rents being achieved within the estate. Previous rent set in April 2014.*

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
2. 17768/15 ASM	17 – Portobello/ Craigmillar	Services for Communities – General Property	Unit 15 Peffer Business Centre	Mr Vasileios Avialiotis	Joinery Workshop	Old Rent: £5,200 per annum New Rent: £5,500 per annum Lease Period: 17 Aug 2015 – 16 Aug 2017 Payable: Monthly in advance

 ERIA received?

REMARKS: *New 3 year lease granted with 2 month rent free period. Previous rent set November 2008.*

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
3. 20203/2/4 ASM	2 – Pentland Hills	Services for Communities – General Property	Suite 4, 46A Bavelaw Road, Balerno	Uniklasers Ltd	Office	Old Rent: £5,000 per annum New Rent: £6,500 per annum Lease Period: 17 Aug 2015 – 31 Mar 2017 Payable: Quarterly in advance

ERIA received?

REMARKS: *New lease granted to run concurrently with this occupiers existing lease within the building (Suite 5). Previous rent set in April 2013. All inclusive rental is now in line with the rates being achieved on other suites. Two month rent free period granted.*

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
4. 17896/1 ASM	16 – Liberton/ Gilmerton	Services for Communities – General Property	Block A Unit 1 Gracemount Business Pavillions	VERT Rotors UK Ltd	Office / Workshop	Old Rent: £10,975 per annum (pro rata) New Rent: £14,001 per annum Lease Period: 10 Sept 2015 – 9 Sept 2020 Payable: Quarterly in advance

ERIA received?

REMARKS: *Property re-let in original configuration of 3 individual units. Previously occupied as a single unit (hence pro rata rental rate). Previous rent set in August 2010. A four month ren- free period was granted on entry.*

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
5. 17314/9 ASM	7 – Sighthill/ Gorgie	Services for Communities – General Property	Unit 9 Broomhouse Workspace	Mr Mark Reynolds T/A B.S.Systems	Office / Workshop	Old Rent: £7,500 per annum (pro rata) New Rent: £8,000 per annum Lease Period: 16 Sept 2015 – 15 Sept 2020 Payable: Quarterly in advance

ERIA received?

REMARKS: *Unit 9 /10 now re-let in original configuration of 2 individual units. Previously occupied as a double unit (hence pro rata rental rate). Previous rent set in August 2012. Rent in line with rate for estate and one month rent-free period granted.*

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
6. 17314/10 ASM	7 – Sighthill/ Gorgie	Services for Communities – General Property	Unit 10 Broomhouse Workspace	Glencairn Property Management Ltd	Storage / Workshop	Old Rent: £7,500 per annum (pro rata) New Rent: £8,350 per annum Lease Period: 18 Sept 2015 – 17 Sept 2018 Payable: Quarterly in advance

ERIA received?

REMARKS: *Unit 9 /10 now re-let in original configuration of 2 individual units. Previously occupied as a double unit (hence pro rata rental rate). Previous rent set in August 2012. Rent in line with rate for estate.*

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
7. 17314/4/1 ASM	7 – Sighthill/ Gorgie	Services for Communities – General Property	Suite 4/1 Broomhouse Workspace	Mr Siddhart Sonkar	Office	Old Rent: £6,500 per annum New Rent: £6,500 per annum Lease Period: 23 Sept 2015 – 22 Sept 18 Payable: Monthly in advance

ERIA received?

REMARKS: *New lease granted to former occupier of a unit within this estate. Rental in line with the rate being achieved within the estate.*

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
8. 17896/3 ASM	16 – Liberton/ Gilmerton	Services for Communities – General Property	Block A Unit 3 Gracemount Business Pavillions	Oyol Consulting Ltd	Office	Old Rent: £5,488 per annum (pro rata) New Rent: £7,500 per annum Lease Period: 1 Oct 2015 – 30 Sept 2020 Payable: Quarterly in advance

ERIA received?

REMARKS: *Property now re-let in original configuration of 3 individual units. Previously occupied as a single unit (hence pro rata rental rate). Previous rent set in August 2010. A 3 month rent-free period was granted.*

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
9. 17896/2 (ASM)	16 – Liberton / Gilmerton	Services for Communities – General Property	Block A Unit 2 Gracemount Business Pavillions	The Church of Pentecost	Community Centre / Church	Old Rent: £5,488 per annum (pro rata) New Rent: £7,500 per annum Lease Period: 12 Oct 2015 – 11 Oct 2020 Payable: Quarterly in advance

ERIA received?

REMARKS: *Property now re-let in original configuration of 3 individual units. Previously occupied as a single unit (hence pro rata rental rate). Previous rent set in August 2010. A 3 month rent-free period was granted.*

RENT REVIEWS

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
10. 16104/EX2 AF	11 – City Centre	Culture and Sport	13 to 17 Nicolson Street, Edinburgh	McKenzie Sports Ltd	Former shops that form part of the foyer at Festival Theatre	Old Rent: £65,500 per annum New Rent: £69,000 per annum Lease Period: 1 Mar 1992 to 28 Feb 2017
<input checked="" type="checkbox"/> ERIA received?						
REMARKS: <i>The Council lease shops 13-17 Nicolson Street from McKenzie Sports. Although the shops no longer exist and form part of the solum of the theatre, the Council still has a lease agreement until 2017 when there is an option to purchase from the landlords.</i>						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
11. CLO-U06 IL	3 – Drum Brae/ Gyle	Services for Communities – General Property	Clocktower, Unit 7 – 10 Flassches Yard, Edinburgh, EH12 9LB	Verizon UK Limited	Data Centre (Class 4,5)	Old Rent: £161,500 per annum New Rent: £164,000 per annum From: 27 Aug 2014 – 26 Aug 2019
<input type="checkbox"/> ERIA received?						
REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
12. 35/W380N/14 IL	9 – Fountainbridge / Craiglockhart	Services for Communities – General Property	Unit 14 West Gorgie Park, Edinburgh, EH14 1UT	R E Drawmer	Joiner & Shopfitter manufacturing & storage (Class 4/6)	Old Rent: £6,200 per annum New Rent: £6,400 per annum From: 1 Oct 2015 – 30 Sept 2020
<input type="checkbox"/> ERIA received? REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
13. 35/W380N/16 IL	9 – Fountainbridge / Craiglockhart	Services for Communities – General Property	Unit 16 West Gorgie Park, Edinburgh, EH14 1UT	Roderick Edward Drawmer	Joiner & Shopfitter manufacturing & storage (Class 4/6)	Old Rent: £6,200 per annum New Rent: £6,400 per annum From: 1 Oct 2015 – 30 Sept 2020
<input type="checkbox"/> ERIA received? REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
14. 13849/67A IL	11 – City Centre	Housing Revenue Account	36/38 High Street Edinburgh, EH1 1TB	Mustafa Azgan	Café / Hot Food (Class 3)	Old Rent: £22,500 per annum New Rent: £23,250 per annum From: 11 Nov 2013 to 11 Nov 2018
<input type="checkbox"/> ERIA received? REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
15. 35/W380N/20 IL	9 – Fountainbridge / Craiglockhart	Services for Communities – General Property	Unit 20 West Gorgie Park, Edinburgh, EH14 1UT	One Stop Office Supplies Limited	Office Supplies storage & distribution (Class 4/6)	Old Rent: £6,200 per annum New Rent: £6,400 per annum From: 1 Oct 2015 – 30 Sept 2020
<input type="checkbox"/> ERIA received? REMARKS:						

LEASE RENEWALS/EXTENSIONS

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	TENANT	USE	TERMS
16. 16496/8 IL	7 – Sighthill / Gorgie	Services for Communities – General Property	8 Sauchiebank, Russell Road Ind Estate, Edinburgh, EH11 2NN	RD Fruit Services Ltd	Fruit & Veg Wholesaler storage and distribution (Class 4/6)	Old Rent: £6,600 per annum New Rent: £6,800 per annum From: 24 Sept 2015 to 23 Sept 2020 Payable: Monthly in Advance
<input type="checkbox"/> ERIA received? REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	TENANT	USE	TERMS
17. Temp/PI-U8 IL	17 – Portobello / Craigmillar	Services for Communities – General Property	8 Peffermill Parc, 25 King's Haugh, Edinburgh, EH16 5UY	Hamilton & Colvin Ltd	Joiner & Shopfitter manufacturing & storage (Class 4/6)	Old Rent: £7,975 per annum New Rent: £8,200 per annum From: 28 Sept 2015 to 27 Sept 2018 Payable: Monthly in Advance
<input type="checkbox"/> ERIA received? REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	TENANT	USE	TERMS
18. 723/12 IL	13 – Leith	Services for Communities – General Property	Unit 18a, Tennant Street, Edinburgh, EH6 5ND	Build Hollywood Ltd	Advertising Display storage & distribution (Class 4/6)	Old Rent: £10,200 per annum New Rent: £11,350 per annum From: 29 Sept 2015 to 28 Sept 2018 Payable: Monthly in Advance
<input type="checkbox"/> ERIA received? REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	TENANT	USE	TERMS
19. 6320 IL	11 – City Centre	Housing Revenue Account	23/25 Canongate, Edinburgh, EH8 8BX	Charles Michael Hunter	Shop with storage (Class 1)	Old Rent: £15,000 per annum New Rent: £23,300 per annum From: 1 Sept 2015 to 31 Aug 2020 Payable: Quarterly in Advance
<input type="checkbox"/> ERIA received? REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	TENANT	USE	TERMS
20. 4182A IL	11 – City Centre	Housing Revenue Account	29 Canongate, Edinburgh, EH8 8BX	Charles Michael Hunter	Shop with storage (Class 1)	Old Rent: £4,650 per annum New Rent: £7,900 per annum From: 1 Sept 2015 to 31 Aug 2020 Payable: Quarterly in Advance
<input type="checkbox"/> ERIA received? REMARKS:						

DISPOSALS

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
21. DS	12 – Leith Walk	Housing Revenue Account	16/1 Montague Street	James Douglas	Residential	Purchase price: £190,000 Date of entry: 11 Sept 2015 Sale concluded: 11 Sept 2015
<input checked="" type="checkbox"/> ERIA received? REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
DS	11 – City Centre	Housing Revenue Account	6-3F St Mary's Street	Osman Celik	Residential	Purchase price: £190,000 Date of entry: 14 Sept 2015 Sale concluded: 14 Sept 2015
<input checked="" type="checkbox"/> ERIA received? REMARKS:						

ACQUISITIONS

ITEM & REF NO.	WARD	PURCHASING (BUDGET) DEPT/ACCOUNT	SUBJECTS	SELLER	USE	TERMS
23. 21354 MS	5 – Inverleith	Services for Communities	0.043 ha of land adjacent to walk/cycleway. Craigleith to Silverknowes section.	The Stafford Trust	Amenity land	Purchase Price: £Nil Professional Fees: £Nil (seller meeting Council's costs)
<input checked="" type="checkbox"/> ERIA received? REMARKS: <i>A minimal maintenance liability will be incurred.</i>						

ITEM & REF NO.	WARD	PURCHASING (BUDGET) DEPT/ACCOUNT	SUBJECTS	SELLER	USE	TERMS
24. DS	14 – Craigentiny/Duddingston	Housing Revenue Account	23 Lochend Gardens	Mr John Kennedy, Mrs Bridget Kennedy	Residential	Purchase Price: £91,000 Professional Fees: £990.00
<input checked="" type="checkbox"/> ERIA received? REMARKS:						

ITEM & REF NO.	WARD	PURCHASING (BUDGET) DEPT/ACCOUNT	SUBJECTS	SELLER	USE	TERMS
25. DS	4 – Forth	Housing Revenue Account	9/1 West Pilton Gardens	Mr Ian Duffy, Mrs Debbie Duffy	Residential	Purchase Price: £90,000 Professional Fees: £990.00
<input checked="" type="checkbox"/> ERIA received? REMARKS:						

ITEM & REF NO.	WARD	PURCHASING (BUDGET) DEPT/ACCOUNT	SUBJECTS	SELLER	USE	TERMS
26. DS	17 – Portobello/ Craigmillar	Housing Revenue Account	72/3 Duddingston Row	Russell Lister	Residential	Purchase Price: £76,500 Professional Fees: £990.00
<input checked="" type="checkbox"/> ERIA received? REMARKS:						

ITEM & REF NO.	WARD	PURCHASING (BUDGET) DEPT/ACCOUNT	SUBJECTS	SELLER	USE	TERMS
27. DS	7 – Sighthill Gorgie	Housing Revenue Account	10/4 Broomhouse Gardens	Catherine Buchan	Residential	Purchase Price: £95,000 Professional Fees: £990.00
<input checked="" type="checkbox"/> ERIA received? REMARKS:						

ITEM & REF NO.	WARD	PURCHASING (BUDGET) DEPT/ACCOUNT	SUBJECTS	SELLER	USE	TERMS
28. DS	12 – Leith Walk	Housing Revenue Account	11/3 Hawkhill Avenue	Miss White, Mr Verrecchia	Residential	Purchase Price: £91,000 Professional Fees: £990.00
<input checked="" type="checkbox"/> ERIA received? REMARKS:						

ITEM & REF NO.	WARD	PURCHASING (BUDGET) DEPT/ACCOUNT	SUBJECTS	SELLER	USE	TERMS
29. DS	14 – Craigentinny/ Duddingston	Housing Revenue Account	15/3 Sleigh Drive	Ms L Young	Residential	Purchase Price: £105,000 Professional Fees: £990.00
<input checked="" type="checkbox"/> ERIA received? REMARKS:						