

Finance and Resources Committee

10.00 a.m, Thursday, 17 March 2016

Land at Slateford Road – Proposed Disposal

Item number	8.3
Report number	
Executive/routine	Routine
Wards	9 – Fountainbridge/Craiglockhart

Executive summary

Housing Developer, AMA (Slateford) Ltd owns a development site at Slateford Road and has approached the Council to acquire approximately 96.17 sq m of adjoining Council owned land for incorporation into the wider development.

The land is a narrow strip of amenity ground situated between the development site and the cycle way constructed on the former Caledonian Railway line. 21.40 sq m is required due to an accidental encroachment and 74.77 sq m is required to form part of the landscaping of the proposed development.

This report seeks authority to sell the land to AMA on the main terms outlined in the report.

Links

Coalition pledges	P17
Council outcomes	CO7 , CO8
Single Outcome Agreement	SO1 , SO4

Land at Slateford Road – Proposed Disposal

Recommendations

That Committee:

- 1.1 Approves the disposal of the land at Slateford Road, extending to 96.17 sq m or thereby to AMA (Slateford) Ltd, on the terms and conditions outlined in this report, and on such terms and conditions to be agreed by the Acting Executive Director of Resources.

Background

- 2.1 AMA is undertaking a residential development at Slateford Road. A recent Title search by the developer has uncovered a small area of ground that AMA does not have clear Title to, due to an accidental encroachment on Council owned land. The encroachment is some 21.40 sq m, although the proposed sale is for 96.17 sq m in order to facilitate landscaping works and the construction of a retaining wall. This is shown on the plan in Appendix 1.
- 2.2 AMA has approached the Council to purchase this small area of land. Whilst part of the land encompasses the encroachment, the majority of the land will be used to undertake landscaping improvements.

Main report

- 3.1 The land consists of a sloping, and elongated strip of amenity ground extending to approximately 96.17 sq m. as shown hatched in red on the attached plan. The proposed disposal will not have any detrimental impact on the operational use of this cycle way. The land is not required for any operational purpose, and has no alternative use or value.
- 3.2 Negotiations have taken place with AMA and provisional agreement has been reached that the land be sold subject to the following main terms and conditions:
 - Purchaser: AMA (Slateford) Ltd;
 - Subjects: 96.17 sq m of land or thereby at Slateford Road;
 - Purchase price: £30,450;
 - Use: Open space/part development; and
 - Council Fees: The purchaser will meet the Council's reasonably incurred legal and property fees.

- 3.3 The purchase price reflects the use as encroachment and open space and the cost of works to improve the area including planting, drainage and maintaining a retaining wall.

Measures of success

- 4.1 A piece of ground that is unlikely to have any future economic use will be sold for a capital receipt.
- 4.2 The sale of unused Council land will allow the developer to secure clean title and assist in the delivery of much needed market and affordable housing.
- 4.3 AMA has offered at their own cost to undertake a schedule of works to the amenity land in question. These works comprise a retaining wall, drainage improvements, planting and landscaping. The value of this work is estimated at £62,000.

Financial impact

- 5.1 A net capital receipt of £30,450 will be received in the financial year 2016/17.
- 5.2 The disposal will remove a potential future maintenance liability.

Risk, policy, compliance and governance impact

- 6.1 There is a risk that the sale does not complete. This is the same for any offer of purchase.
- 6.2 The sale of the area of land will facilitate the delivery of much needed market and affordable housing. The delivery of these units is dependent on securing clean title.

Equalities impact

- 7.1 The proposed sale will facilitate clean Title for a developer and allow 11 households to move into new homes enhancing the rights to standard of living and individual, family and social life. This includes a number of affordable tenures.
- 7.2 The sale of the area of land will lead to improved landscaping in the area. This will enhance the rights to health and physical security by improving the area for nearby residents.

Sustainability impact

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

Consultation and engagement

- 9.1 N/A

Background reading/external references

N/A

Hugh Dunn

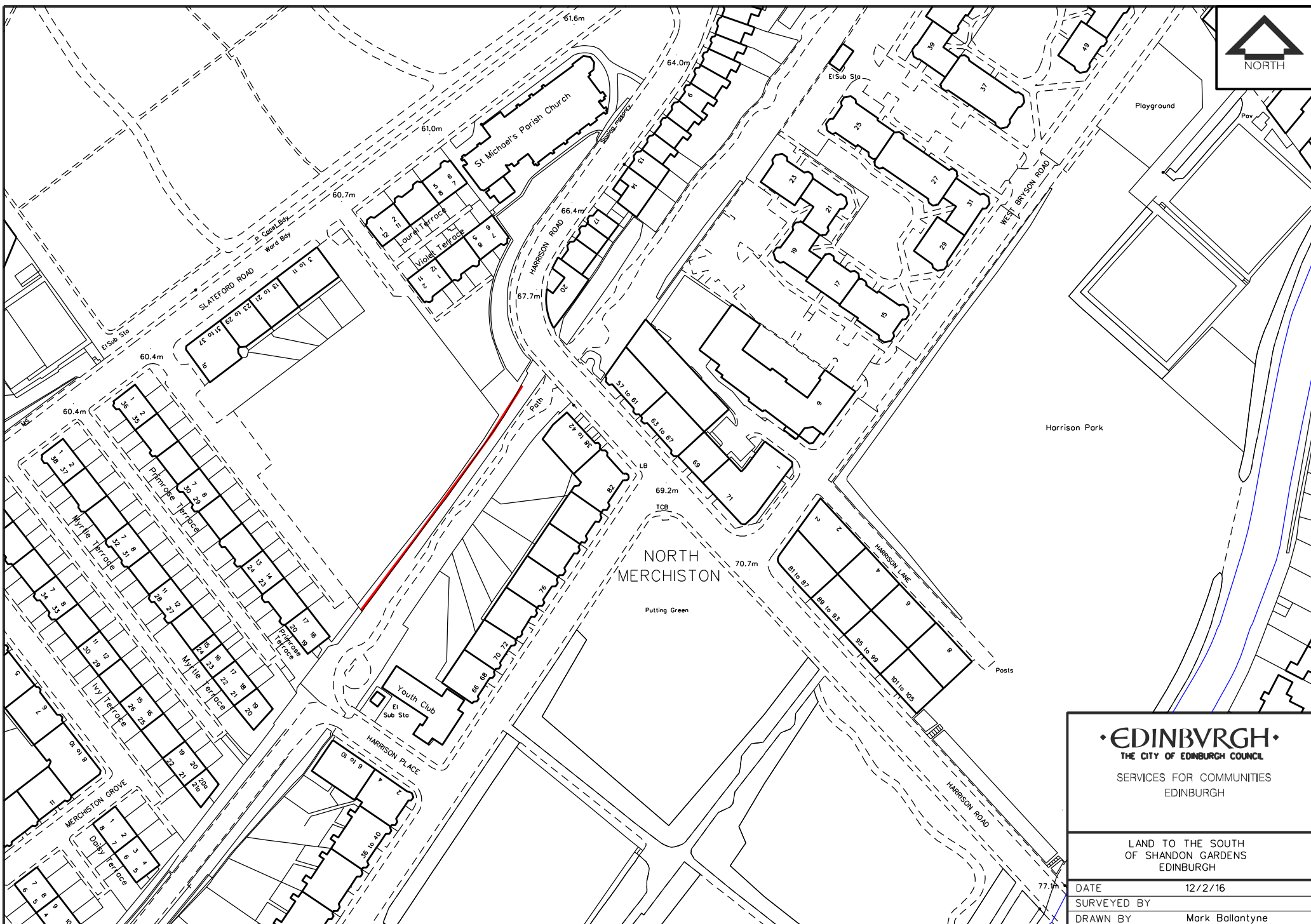
Acting Executive Director of Resources

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Links

Coalition pledges	P17 – Continue efforts to develop the city’s gap sites and encourage regeneration.
Council outcomes	CO7 – Edinburgh draws new investment in development and regeneration. CO8 – Edinburgh’s economy creates and sustains job opportunities.
Single Outcome Agreement	SO1 – Edinburgh’s Economy Delivers increased investment, jobs and opportunities for all. SO4 – Edinburgh’s communities are safer and have improved physical and social fabric.
Appendices	Location plan showing encroachment.



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 THE CITY OF EDINBURGH COUNCIL
 SERVICES FOR COMMUNITIES
 EDINBURGH

LAND TO THE SOUTH
 OF SHANDON GARDENS
 EDINBURGH

DATE	12/2/16
SURVEYED BY	
DRAWN BY	Mark Ballantyne
SCALE	N.T.S.
NEG. NO.	A3/1653

SITE PLAN

PHOTOGRAPHICALLY REDUCED NOT TO SCALE

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