

Finance and Resources Committee

10.00am, Thursday 9 June 2016

Bridgend Farmhouse and Steadings: Update

Item number	7.10
Report number	
Executive/routine	Executive
Wards	16 – Liberton/Gilmerton

Executive summary

On 24 September 2015 the Finance & Resources Committee instructed the transfer of Bridgend Farm to Bridgend Inspiring Growth (BIG). The Committee instructed that a further report be prepared detailing progress on all aspects of the project. This report updates the Committee on the progress of BIG and the transfer of the asset.

Links

Coalition pledges	P17
Council outcomes	CO7
Single Outcome Agreement	SO4

Bridgend Farmhouse and Steadings: Update

Recommendations

- 1.1 That Committee:
 - 1.1.1 Notes that the transfer of the farmhouse and steadings to Bridgend Inspiring Growth (BIG) is expected to complete in June 2016; and
 - 1.1.2 Notes the progress made by BIG since Committee approval in September 2015.

Background

- 2.1 On 24 September 2015, the Finance & Resources Committee instructed the transfer of Bridgend Farm, as shown outlined in red on the attached plan, to Bridgend Inspiring Growth (BIG). The full decision was:
 - i) That Committee instructs the transfer of the property to BIG at nil value subject to full development funding being approved by the BIG Lottery Fund - Investing in Communities;
 - ii) In order to protect the Council's financial commitment, instructs the Director of Services for Communities to impose Economic Development Burdens on the transfer that restrict the use of the property for the purposes of a Learning, Eating and Exercise Centre and relevant ancillary use;
 - iii) Committee requests that the Chief Executive work with BIG to ensure that optimum social capital can be derived, for the local and wider community, through association with the project and Bridgend Farmhouse; and
 - iv) Committee instructs that a report be brought to the Finance & Resources Committee detailing progress on all aspects of the project including the costs/benefits to the collaboration by July 2016.

Main report

- 3.1 BIG has occupied the property by a way of a lease from 1 October 2014. Initially the duration of the lease was for 12 months although this continued on the basis of a monthly agreement, on the same terms and conditions, until the completion of the full transfer of the property which is expected in June 2016.

- 3.2 BIG has completed its funding application to the Big Lottery Fund and in November 2015, was awarded £997,908. A further £20,000 has been secured from the Robertson Fund. Consequently, BIG has been successful in raising the full funding for the project.
- 3.3 Following the Committee approval to transfer the property, BIG has also made significant progress on other aspects of the project and has:
- Appointed a Design team (Architects, Quantity Surveyors, Service Engineers, and Structural engineers).
 - Finalised designs for the development and submitted building warrant application.
 - Appointed a Build Project Manager to carry out the build process from start to completion.
 - Continued weekly Sunday drop-in events from 11.00 am to 3.00 pm.
 - Continued to carry out other community engagement programmes (including a cafe, Christmas event, Burns Supper Ceilidh).
 - Carried out a disability audit of Craigmillar Castle Park.
 - Finalised the job description for a community development worker which will be advertised in June and appointed in July.
 - Developed plans for a community built bothy on the site in the external barn and achieved £20k funding for its construction.
 - Increased membership, volunteer base, and attendees at committee meetings.
 - Been on a study visit to the Ecology Centre in Fife and set up a second study visit in July 2016 for 16 volunteers.
- 3.4 Within the contract for the sale of the property, Economic Development burdens have been placed on BIG which restricts the use of the property to the purposes of a Learning, Eating and Exercise Centre. This protects the Council from BIG disposing of the property for an alternative use, such as a residential development opportunity, and benefitting from the corresponding capital receipt.

Measures of success

- 4.1 By obtaining the necessary Lottery funding to carry out the project, BIG will be able to fulfil its plans to reinstate a dilapidated property and create a Learning, Eating and Exercise Centre which will benefit the local community.

Financial impact

- 5.1 The Council has foregone a capital receipt from the transfer of the property, however, the liability of a decaying historic building has been transferred and the property will be brought back into a beneficial use to the local and wider community.

Risk, policy, compliance and governance impact

- 6.1 Failure of the project will result in closure of the facility leading to further deterioration of the property.

Equalities impact

- 7.1 The creation of a Learning, Eating and Exercise Centre will enhance the rights to health, education and learning of the local and wider community.
- 7.2 The project will provide productive and valued activities. The project will engage the community in heritage interpretation and learning through the restoration of an historic building which is at risk.
- 7.3 The project will result in the renovation of an historic building which is at risk having suffered physical decay for a number of years. The project will improve the physical security of the area.
- 7.4 By targeting the centre towards people with disabilities, and disadvantaged local residents, the proposal would have a positive impact on the public sector duty to advance equality of opportunity.

Sustainability impact

- 8.1 The redevelopment of the property following disposal will be to modern standards and will comply with current building regulations to minimise impact to the environment.

Consultation and engagement

- 9.1 BIG has undertaken community consultation prior to developing and delivering the programme of activities for the site.
- 9.2 Planning permission for the proposed development was achieved following the normal consultation process.

Background reading/external references

[Report to Finance and Resources Committee – 24 September 2015](#)

Hugh Dunn

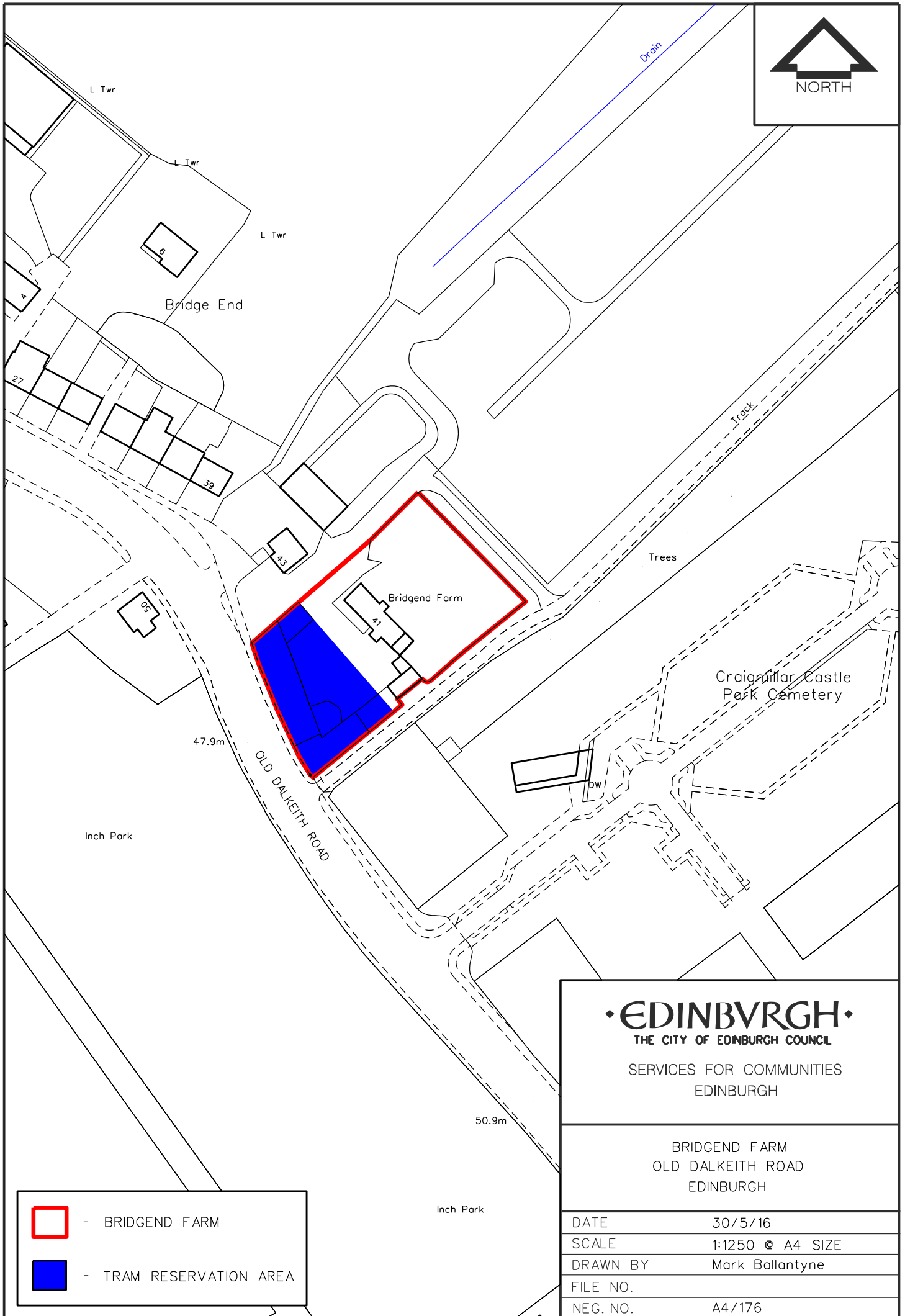
Acting Executive Director of Resources



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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.
Single Outcome Agreement	SO4 – Edinburgh’s communities are safer and have improved physical and social fabric.
Appendices	Location Plan



	- BRIDGEND FARM
	- TRAM RESERVATION AREA

EDINBURGH
THE CITY OF EDINBURGH COUNCIL
SERVICES FOR COMMUNITIES
EDINBURGH

BRIDGEND FARM
OLD DALKEITH ROAD
EDINBURGH

DATE	30/5/16
SCALE	1:1250 @ A4 SIZE
DRAWN BY	Mark Ballantyne
FILE NO.	
NEG. NO.	A4/176