

# Finance and Resources Committee

10.00am, Thursday 9 June 2016

## Site at Newcraighall Road, Edinburgh – Proposed Disposal

Item number	8.4
Report number	
Executive/routine	Routine
Wards	17 - Portobello / Craigmillar

### Executive summary

---

South Yorkshire Pensions Authority (SYPA) is seeking to purchase approximately 0.14 hectares (0.37 acre) of Council owned land at Newcraighall Road, Edinburgh.

The land is an area of unmade ground situated next to SYPA's current ownership, on which a car showroom development is to be constructed. The sale will allow the proposed adjoining development to be extended to an optimum size and layout.

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

### Links

---

Coalition pledges	<a href="#">P17</a>
Council outcomes	<a href="#">CO7</a> , <a href="#">CO8</a>
Single Outcome Agreement	<a href="#">SO1</a>

## Site at Newcraighall Road, Edinburgh – Proposed Disposal

### Recommendations

---

That Committee:

- 1.1 Approves the disposal of the land at Newcraighall Road, extending to 0.14 hectare (0.37 acre) or thereby, 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 South Yorkshire Pension Fund (SYPA) is about to complete a lease of its land at Newcraighall Road as shown shaded blue on the attached plan, to a car showroom operator. The size requirement of the car showroom operator is larger than the extent of SYPA's land ownership and it therefore wishes to purchase the Council's site, as shown hatched red on attached plan, in order to facilitate the optimum layout for its prospective tenant.
- 2.2 SYPA initially approached the Council on 29 January 2016 stating its wish to purchase the site. After a period of negotiation, draft terms have now been provisionally agreed.

### Main report

---

- 3.1 The main terms and conditions provisionally agreed with SYPA are as follows:

Purchaser:	South Yorkshire Pensions Authority;
Subjects:	0.14 hectare (0.37 acre) or thereby as shown hatched red on attached plan;
Price:	£175,000 exclusive (current market value);
Use:	Car showroom;
Conditions:	The sale is conditional on (a) SYPA Board approval, (b) satisfactory site investigation, (c) satisfactory title and (d) planning consent for a car showroom; and

Fees: The purchaser will meet the Council's reasonably incurred legal and property fees.

- 3.2 The purchase price reflects the proposed use and special purchaser status of SYPA as adjoining landowner. In isolation, the land has little development potential and its separation from the larger Council owned site to the east will have no detrimental effect on the value and marketability of the remaining Council owned land, which will be marketed for sale later this year.

## Measures of success

---

- 4.1 An unused piece of ground will be sold for a capital receipt and an economically beneficial use.

## Financial impact

---

- 5.1 A capital receipt of £175,000 will be received in the financial year 2016/17.

## Risk, policy, compliance and governance impact

---

- 6.1 There is a risk that the sale does not complete. This is the same for any conditional offer of purchase.

## Equalities impact

---

- 7.1 The use of the site will facilitate the construction of a car show room, creating jobs and economic output in the city, and enhancing the right to productive and valued activity.
- 7.2 By generating substantial capital receipt for the Council, a variety of rights may be enhanced depending on where the money is utilised.

## 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

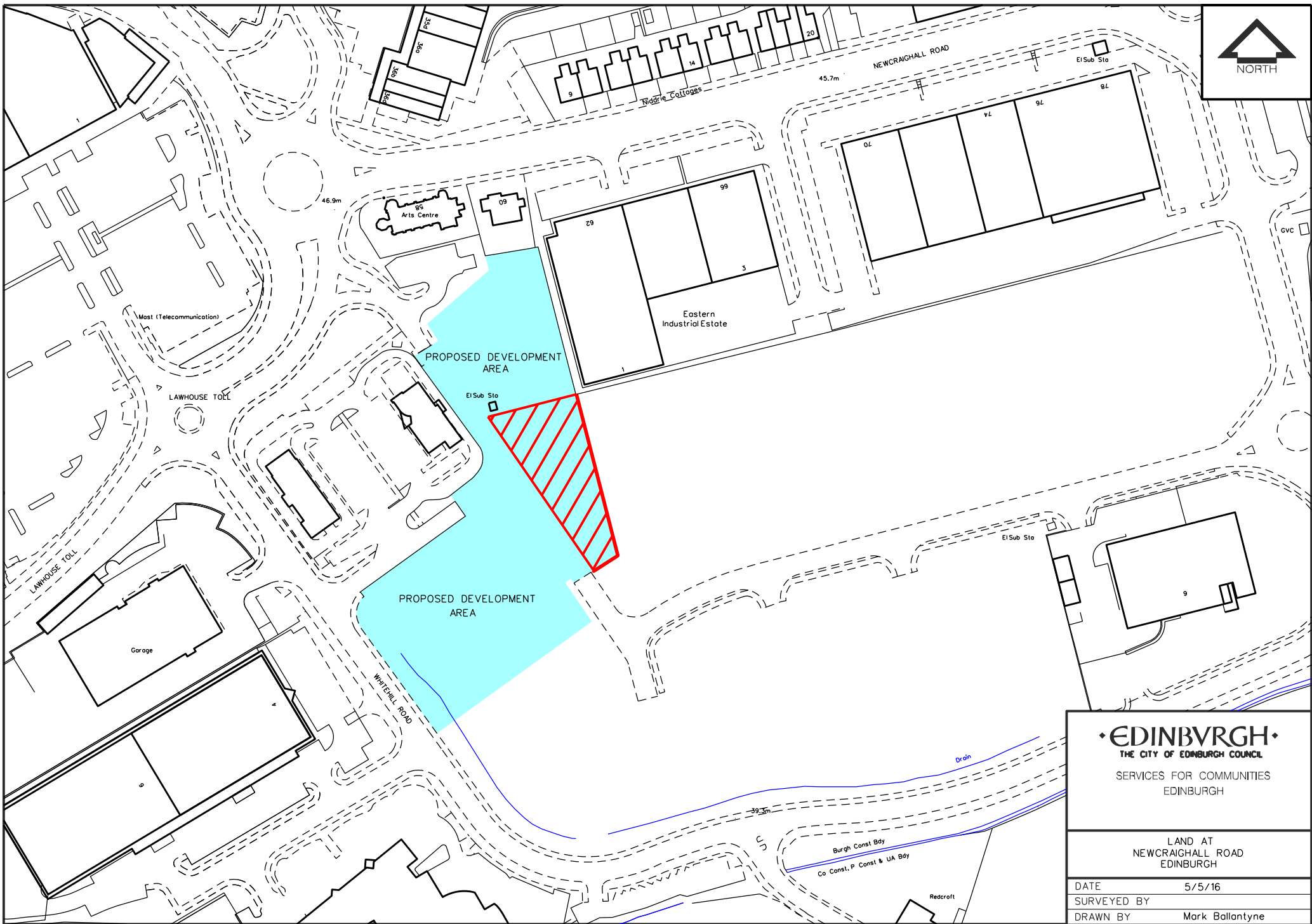
Contact: Chris Jayne, Estates Surveyor

E-mail: [chris.jayne@edinburgh.gov.uk](mailto:chris.jayne@edinburgh.gov.uk) | Tel: 0131 529 6528

## Links

---

<b>Coalition pledges</b>	P17 - Continue efforts to develop the city's gap sites and encourage regeneration.
<b>Council outcomes</b>	CO7 – Edinburgh draws new investment in development and regeneration. CO8 – Edinburgh's economy creates and sustains job opportunities.
<b>Single Outcome Agreement</b>	SO1 – Edinburgh's Economy Delivers increased investment, jobs and opportunities for all.
<b>Appendices</b>	Location Plan



**• EDINBURGH •**  
 THE CITY OF EDINBURGH COUNCIL  
 SERVICES FOR COMMUNITIES  
 EDINBURGH

LAND AT  
 NEWCRAIGHALL ROAD  
 EDINBURGH

DATE	5/5/16
SURVEYED BY	
DRAWN BY	Mark Ballantyne
SCALE	N.T.S.
NEG. NO.	A3/1670

SITE PLAN

PHOTOGRAPHICALLY REDUCED NOT TO SCALE

THIS MAP IS REPRODUCED FROM ORDNANCE SURVEY MATERIAL WITH PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE CROWN COPYRIGHT. UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT LICENCE NUMBER 100023420. CITY OF EDINBURGH 2013 AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS.