

Finance and Resources Committee

2.00p.m, Thursday, 18 August 2016

Proposed sale of former public convenience at 199 St John's Road, Edinburgh

Item number	8.3
Report number	
Executive/routine	Routine
Wards	6 – Corstorphine/Murrayfield

Executive summary

Lanark Road Property Ltd is seeking to purchase the former Corstorphine public convenience, St John's Road. Lanark Road Property Ltd is the owner of the adjoining property at 14 Featherhall Place situated to the South of the property.

This report seeks authority to dispose of the property to Lanark Road Property Ltd on the terms outlined in the report.

Links

Coalition pledges	P17
Council priorities	CP5
Single Outcome Agreement	SO1

Proposed sale of former public convenience at 199 St John's Road, Edinburgh

Recommendations

- 1.1 That Committee:
 - 1.1.1 Approves the disposal of the former public convenience at 199 St John's Road, to Lanark Road Property Ltd, on the terms set out in this report and on such other terms and conditions to be agreed by the Acting Executive Director of Resources.

Background

- 2.1 The Council has declared a number of public conveniences surplus to requirements, including the one located at 199 St John's Road, as shown outlined red on the attached plan. The property extends to 42.76 sq m (140 sq ft) or thereby, with a site area of 0.13 hectare (0.32 acre) or thereby.

Main report

- 3.1 The Council received an approach from Lanark Road Property Ltd, which owns the adjacent 14 Featherhall Place, with a formal offer to purchase the subjects to facilitate an extension to its office premises.
- 3.2 Provisionally agreed terms for the disposal of the property are as follows:

Purchaser:	Lanark Road Property Ltd, adjoining property owner at 14 Featherhall Place.
Price:	£40,000
Conditionality:	The offer is unconditional.
Fees:	The purchaser is to meet the Council's reasonable legal and surveyor's costs.
Clawback:	A clawback agreement will be included in the contract to protect the Council should there be an onward sale of the property.
- 3.3 The purchase price reflects the special purchaser status of Lanark Road Property Ltd as adjoining landowner. In isolation, the land has little development potential.

Measures of success

- 4.1 The disposal will remove a vacant former public convenience from Council ownership and the associated liability of holding costs and repairs. The site will be brought back into beneficial economic use.

Financial impact

- 5.1 A capital receipt of £40,000 will be received in financial year 2016/17.
- 5.2 Lanark Road Property Ltd will meet the Council's costs associated with the transaction.

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 to purchase. If the sale does not complete the property will be advertised for sale on the open market.

Equalities impact

- 7.1 The removal of the toilet from public use may have an adverse effect on the rights to health, however, this has been mitigated through agreements with local proprietors to make their toilets available to the public.
- 7.2 The sale will provide a capital receipt for the Council and development of the site will enhance the rights to health and physical security by improving the site, and the area for nearby residents.
- 7.3 As the sale is an off market transaction, there is a potential infringement of the rights of other interested parties. Given the size of the site and the adjacent owner interest this has potentially increased the overall developability area of the site. In any event, any potential impact is considered to be proportionate and justifiable.

Sustainability impact

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

Consultation and engagement

- 9.1 Consultation undertaken at the budget meeting
<http://www.edinburgh.gov.uk/toilets>

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 priorities	CP5 – Business growth and investment.
Single Outcome Agreement	SO1 – Edinburgh’s economy delivers increased investment, jobs and opportunities for all.
Appendices	Appendix 1 - Location Plan



LOCATION PLAN

SCALE 1:1250



SITE PLAN

SCALE 1:200



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 THE CITY OF EDINBURGH COUNCIL
 SERVICES FOR COMMUNITIES
 EDINBURGH

PUBLIC CONVENIENCE AT
 199/1 ST JOHN'S ROAD
 EDINBURGH

DATE	19/10/15
SURVEYED BY	MB,NR
DRAWN BY	Mark Ballantyne
SCALE	1:200 @ A3 SIZE
NEG. NO.	A3/1618 ST JOHN'S ROAD

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