

Finance and Resources Committee

10.00am, Thursday, 1 December 2016

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 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 Priorities	None identified
Single Outcome Agreement	SO1

Summary Report on Property Transactions concluded under Delegated Authority

1. Recommendations

That Committee:

- 1.1 Notes the 21 transactions detailed in the attached Appendix have been concluded in terms of the Council's 'Scheme of Delegation to Officers'.

2. 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.

3. Main report

- 3.1 Appendix 1 provides details of 21 transactions completed under delegated authority since the last quarterly report.
- 3.2 These transactions include five new leases, one new event lease, seven rent reviews, two lease renewal/extensions, one wayleave and five disposals. These transactions will result in rental income of £266,329.50 per annum, and a capital receipt for the period totalling £3,856,350.

4. Measures of success

- 4.1 N/A.

5. Financial impact

- 5.1 There are no financial implications as a result of this report.

6. Risk, policy, compliance and governance impact

- 6.1 There are no risk, policy, compliance or governance impacts as a result of this report.

7. Equalities impact

- 7.1 Equalities and Rights Impact Assessments have been carried out on all of the enclosed transactions.

8. Sustainability impact

- 8.1 There are no sustainability impacts as a result of this report.

9. Consultation and engagement

- 9.1 N/A.

10. Background reading/external references

- 10.1 N/A.

Hugh Dunn

Acting Executive Director of Resources

Contact: Graeme McGartland, Investments Senior Manager

E-mail: graeme.mcgartland@edinburgh.gov.uk | Tel: 0131 529 5956

11. Links

Coalition Pledges	P30 - Continue to maintain a sound financial position including long-term financial planning.
Council Priorities	None identified.
Single Outcome Agreement	SO1 - Edinburgh's economy delivers increased investment, jobs, and opportunities for all.
Appendices	Appendix 1

NEW LEASES

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS (including area in sq ft)	TENANT	USE	TERMS
2. EST/17768/18 SI	17 – Portobello/ Craigmillar	General Property	Unit 18 Peffer Business Centre, Edinburgh 775 sq ft	All About Patisserie LTD	Warehouse	Old Rent: £ 0.00 (Vacant) New Rent: £6,587.50 per annum Lease Period: 15 Jul 2016 to 14 Jul 2021 Payable: Monthly, in advance
<input type="checkbox"/> ERIA received? <div>REMARKS:</div>						

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS (including area in sq ft)	TENANT	USE	TERMS
3. EST/17768/19 SI	17 – Portobello/ Craigmillar	General Property	Unit 19 Peffer Business Centre, Edinburgh 775 sq ft	VIPs Roadshow	Warehouse	Old Rent: £ 0.00 (Vacant) New Rent: £ 6,200 per annum Lease Period: 15 Jul 2016 to 14 Jul 2021 Payable: Monthly, in advance
<input type="checkbox"/> ERIA received? REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS (including area in sq ft)	TENANT	USE	TERMS
4. 12558/117 SI	9 - Fountainbridge/ Craiglockhart	Housing & Revenue	117 Lauriston Place, Edinburgh 515 sq ft	Maciej Sokolowski t/a Zip City	Shop	Old Rent: £ 0.00 (Vacant) New Rent: £10,000 per annum Lease Period: 1 Sept 2016 to 31 Aug 2021 Payable: Monthly, in advance
<input type="checkbox"/> ERIA received? <div>REMARKS:</div>						

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS (including area in sq ft)	TENANT	USE	TERMS
5. 35/W380N/11 SI	9 - Fountainbridge/ Craiglockhart	General Property	Unit 11 West Gorgie Park, Edinburgh 750 sq ft	William Brown and John Soulsby	Warehouse	Old Rent: £ 0.00 (Vacant) New Rent: £ 8,424 per annum Lease Period: 16 Sept 2016 to 15 Sept 2018 Payable: Monthly, in advance
<input type="checkbox"/> ERIA received? <div>REMARKS:</div>						

NEW LEASES – EVENTS & LICENCES FOR WORK

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
6. 20420 CL	1 – Almond	Services for Communities City Development General account	Part of Hawes Car Park, South Queensferry	Tricia Sutton and Chas McLeod of the Biker's Cove Cafe	Custom Motorbike Display to raise funds for the Queensferry Lifeboat	Old Rent: £1, if asked Rent: £1 Lease Period: 31 Jul 2016 Payable: if asked
<input checked="" type="checkbox"/> ERIA received?						
REMARKS: <i>One day fundraising event</i>						

RENT REVIEWS

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
7. 35/W380N/19 IL	9 – Fountainbridge / Craiglockhart	General Property	Unit 19 West Gorgie Park, Edinburgh, EH14 1UT	Kenny Watson	Office & Storage (Class 4/6) Joinery Workshop	Old Rent: £6,200 per annum New Rent: £6,400 per annum From: 22 Jul 2016 – 21 Jul 2021 Payable: Monthly, in advance
<input checked="" type="checkbox"/> ERIA received? REMARKS: <i>GIA = 71.99m2 (775sq ft)</i>						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
8. 35/W380N/28 IL	9 – Fountainbridge / Craiglockhart	General Property	Unit 28 West Gorgie Park, Edinburgh, EH14 1UT	Raymond William Clark	Office & Storage (Class 4/6) Joinery Workshop	Old Rent: £8,000 per annum New Rent: £8,250 per annum From: 12 Jun 2016 – 11 Jun 2021 Payable: Monthly, in advance
<input checked="" type="checkbox"/> ERIA received? REMARKS: <i>GIA = 92.9m2 (1,000sq ft)</i>						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
13. 16409/3 IL	9 – Fountainbridge / Craiglockhart	Culture & Sport	Golf Course at 3 Glenlockhart Road, Edinburgh, EH10 5PY	Merchants of Edinburgh Golf Club	Ground Lease (Sui Generis) Used as a golf course	Old Rent: £21,250 per annum New Rent: £24,917 per annum From: 1 April 2013 – 31 March 2018 Payable: Half yearly, in arrear
<input checked="" type="checkbox"/> ERIA received? REMARKS: Area = 35.87 Hectares (88.63 Acres)						

LEASE RENEWALS/EXTENSIONS

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS (including area in sq ft)	TENANT	USE	TERMS
14. 2595 SI	9 – Fountainbridge/ Craiglockhart	General Property	113 Fountainbridge, Edinburgh 539 sq ft	Gnatt Ltd	Shop	Old Rent: £ 8,750 (Vacant) New Rent: £ 8,750 per annum Lease Period: 1 Aug 2016 to 31 Jul 2017 Payable: Monthly, in advance
<input type="checkbox"/> ERIA received? <div>REMARKS:</div>						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS (including area in sq ft)	TENANT	USE	TERMS
15. 21116 SI	4 – Forth	General Property	4B Granton Square, Edinburgh 770 sq ft	Sky Prem Ltd	Office	Old Rent: £ 5,000 per annum New Rent: £5,400 per annum Lease Period: 1 Aug 2016 to 31 Jul 2021, and month to month thereafter Payable: Monthly, in advance
<div> <input type="checkbox"/> ERIA received? <div>REMARKS:</div> </div>						

WAYLEAVES

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
16. AF	7 – Sighthill/ Gorgie	Services for Communities, Parks and Greenspace	Ground at Sighthill Public Park, Edinburgh	Vodafone	Upgrade existing cable and install new cable at Sighthill Park, to facilitate new Housing development	Grassum: £500
<div> <input checked="" type="checkbox"/> ERIA received? REMARKS: </div>						

DISPOSALS

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
17. 6611A RJO'D	11 – City Centre	General Property	(1F1) 38 Cockburn Street	Lawnmarket Properties Ltd	Residential (1 Unit)	Purchase Price: £165,100 Completed: 29 Jun 2016
<input checked="" type="checkbox"/> ERIA received?						
REMARKS: <i>Closing Date: Highest Bid (Net Internal Area: 44.08 sq m)</i>						

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
18. 21267 RJO'D	16 – Liberton/ Gilmerton	Housing Revenue Account	37 Craigour Drive	Scott Thomson & Lisa McCartney	Garden ground for driveway only	Purchase Price: £2,650 Completed: 21 Jun 2016
<input checked="" type="checkbox"/> ERIA received? REMARKS: <i>Minor Land Transaction (93.5 sq.m.) to neighbour. Section 12 consent received.</i>						

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
19. DS	15 – Southside/ Newington	General	Site C, (Rear of Festival Theatre)	KR Developments Edinburgh Ltd	Student Housing	Purchase Price: £2,300,000 Completed: 3 Oct 2016
<input type="checkbox"/> ERIA received?						
REMARKS: <i>Closing date – highest bidder</i>						

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
20. GMcG	8 – Colinton/ Fairmilehead	Health and Social Care/HRA	Oxgangs Path	Aldi	Supermarket	Purchase Price: £1,380,600 Completed: 5 Jul 2016
<input type="checkbox"/> ERIA received? REMARKS: <i>Joint sale with adjoining Church of Scotland Property</i>						

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
21. GMcG	1 – Almond	HRA	40 Muirhouse Gardens	Jasvir Singh	Extention to retail unit	Purchase Price: £8,000 Completed: 21 Apr 2016
<input type="checkbox"/> ERIA received? REMARKS: Minor land transaction – 40 sq m of land						