

Finance and Resources Committee

10.00am, Thursday, 1 December 2016

Proposed sale of land at 135 Redford Road, Colinton, Edinburgh

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| Item number | 8.5 |
| Report number | |
| Executive/routine | Routine |
| Wards | 8 – Colinton/Fairmilehead |

Executive Summary

This report seeks Committee approval for the disposal of 0.126ha (0.312 Acres) of land to an adjacent proprietor, Mr and Mrs Linton.

The area of land is a steep grassed embankment with mature trees and has been informally maintained by Mr and Mrs Linton since 1993.

Links

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|--------------------------|---|
| Coalition Pledges | P17 |
| Council Priorities | CP2 , CP4 |
| Single Outcome Agreement | SO4 |

Proposed sale of land at 135 Redford Road, Colinton, Edinburgh

1. Recommendations

That Committee:

- 1.1 Approves the sale of land to Mr and Mrs Linton under the terms and conditions outlined in this report and on other terms and conditions to be agreed by the Acting Executive Director of Resources.

2. Background

- 2.1 In 1960, the Council purchased 1.61 acres of land at Colinton, to improve the Redford Road layout. On the northern side of the road a steep embankment with mature trees adjoins 135 Redford Road garden ground, shown outlined red on the attached plan. Since 1993, the owners, Mr and Mrs Linton, have informally maintained the embankment as part of their garden ground.
- 2.2 In 2001 the Council agreed to sell the strip of land to Mr and Mrs Linton, however the transaction was delayed to accommodate the Braid Burn Flood Prevention Scheme and associated compensation claims under the Flood Prevention (Scotland) Act 1961.

3. Main report

- 3.1 The price agreed in 2001 was £2,300, which reflected the market value at that time. The flood prevention compensation claim has recently been settled which allows the transaction to complete, on the terms and conditions previously agreed.
- 3.2 Following disposal, the applicant will be responsible for all future maintenance costs of the site.
- 3.3 The Council will retain a right of access to carryout maintenance works to the culvert.
- 3.4 A restriction will be imposed on the sale so the land cannot be used as access or a future development opportunity.

4. Measures of success

- 4.1 Ensures that the Council is working with communities and residents to achieve desired outcomes.

5. Financial impact

- 5.1 A capital receipt of £2,300 will be received in financial year 2016/17, plus the Council will be relieved of future maintenance costs.

6. Risk, policy, compliance and governance impact

- 6.1 As with any transaction there is a risk that it does not complete. Should the area of land not be sold then the Council could be left with a future maintenance liability.

7. Equalities impact

- 7.1 This report has been assessed in terms of equalities and human rights. There are currently no negative equality and rights impacts arising from this report.

8. Sustainability impact

- 8.1 The disposal of this land will have no impact on sustainability because the sale will formalise the existing position.

9. Consultation and engagement

- 9.1 Consultation has taken place with local members and council services. No objections were received.

10. Background reading/external references

- 10.1 N/A

Hugh Dunn

Acting Executive Director of Resources

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11. Links

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|---------------------------------|---|
| Coalition Pledges | P17 – Continue efforts to develop the city’s gap sites and encourage regeneration. |
| Council Priorities | CP2 – Improved health and wellbeing: reduced inequalities. CP4 – Safe and empowered communities. |
| Single Outcome Agreement | SO4 – Edinburgh’s communities are safer and have improved physical and social fabric. |
| Appendices | Appendix 1 – Location Plan. |

