

Finance and Resources Committee

10.00am, Tuesday, 5 September 2017

Proposed New Lease at 60F Colinton Road, Meggetland, Edinburgh

Item number	8.10
Report number	
Executive/routine	Routine
Wards	9 – Fountainbridge/Craiglockhart

Executive Summary

Saint Andrew Boat Club occupy an area of ground alongside the Canal at 60F Colinton Road on a ground lease granted by Lothian Regional Council in September 1984, which is due to expire in September 2025.

The Club has requested a new 25 year ground lease which will allow investment into new clubroom facilities.

This report seeks approval to the grant of a new 25 year lease to Saint Andrew Boat Club on the terms and conditions outlined in the report.

Proposed New Lease at 60F Colinton Road, Meggetland, Edinburgh

1. Recommendations

- 1.1 Approves a new 25 year ground lease to Saint Andrew Boat Club at 60F Colinton Road, Edinburgh, on the terms outlined in this report and on other terms and conditions to be agreed by the Executive Director of Resources.

2. Background

- 2.1 Saint Andrew Boat Club (The Club) is the oldest rowing club in Scotland, founded 1846, and has always rowed on the Union Canal in Edinburgh
- 2.2 The Club constructed a new boat house at Meggetland in the mid 1980's on an area of ground belonging to the then Lothian Regional Council granted on Concessionary Terms.
- 2.3 The Club has requested that the lease is renewed for a period of 25 years to facilitate the application for any required future borrowing and to safeguard the Club's commitment to capital investment into a new boat house. The area of land, shown outlined and hatched and red on the attached plan, extends to approximately 1,630 sq m (0.4 acres)

3. Main report

- 3.1 On 24 September 2015, the Finance and Resources Committee approved the Transformation Programme: Property and Asset Management Strategy, within which a key element of maximising income from the investment portfolio was a move from concessionary rental agreements to market rents.
- 3.2 Therefore a minimum rental level will be sought from neighbourhood facilities. The level of this rent is dependent on the nature of the facility and the proposed use.
- 3.3 Consequently the following terms have been provisionally agreed with the Club:
 - Subjects: Land at 60F Colinton Road, Meggetland extending to 1,630 sq m;
 - New Ground Lease: 25 years from 1 November 2025;
 - Rent: £1,250 per annum;

- Rent Reviews: On a 5 yearly basis thereafter to open market value;
- Use: For the provision of a boat house in connection with the Club's rowing activities on the canal;
- Repairs: Full repairing and maintaining obligation; and
- Other terms: As contained in a standard commercial lease;

4. Measures of success

- 4.1 The Council will receive a market rent for the ground.
- 4.2 A new 25 year lease will allow the Club to build a new boat house which will benefit the local community.

5. Financial impact

- 5.1 The proposal will see a rental uplift from £162 per annum to £1,250 per annum, payable to the General Fund

6. Risk, policy, compliance and governance impact

- 6.1 This is a new ground lease to Saint Andrew Boat Club who has been a Council tenant since April 1984 and have fulfilled their legal and financial obligation since that time. It is considered that there is little or no impact on Risk, Policy, Compliance or Governance issues.

7. Equalities impact

- 7.1 An Equality and Rights Impact Assessment has been carried out.
- 7.2 The letting of the property would ensure the facilities are continually available to the local community and provide a fair revenue to the Council. It will help to provide for Edinburgh's dedication to providing sports and education facilities and help to promote healthy living. This will enhance the right to health, education and learning, standard of living, individual, family and social life, productive and valued activities and participation, influence and voice.
- 7.3 A possible infringement affecting the area of participation, influence and voice and productive and valued activities has been identified by offering a new lease rather than placing the ground on the open market. This may have a potential impact on others who may want to lease the land. However, given the established nature of the facilities and the effect on the local community if a new lease is not granted, the impact is considered to be proportionate and justifiable.

8. Sustainability impact

- 8.1 There are no sustainability issues arising from this report as it is a new lease being proposed for land which has provided a boat house for many years and is to continue in the same use.

9. Consultation and engagement

- 9.1 Not applicable.

10. Background reading/external references

- 10.1 Not applicable.

Stephen S. Moir

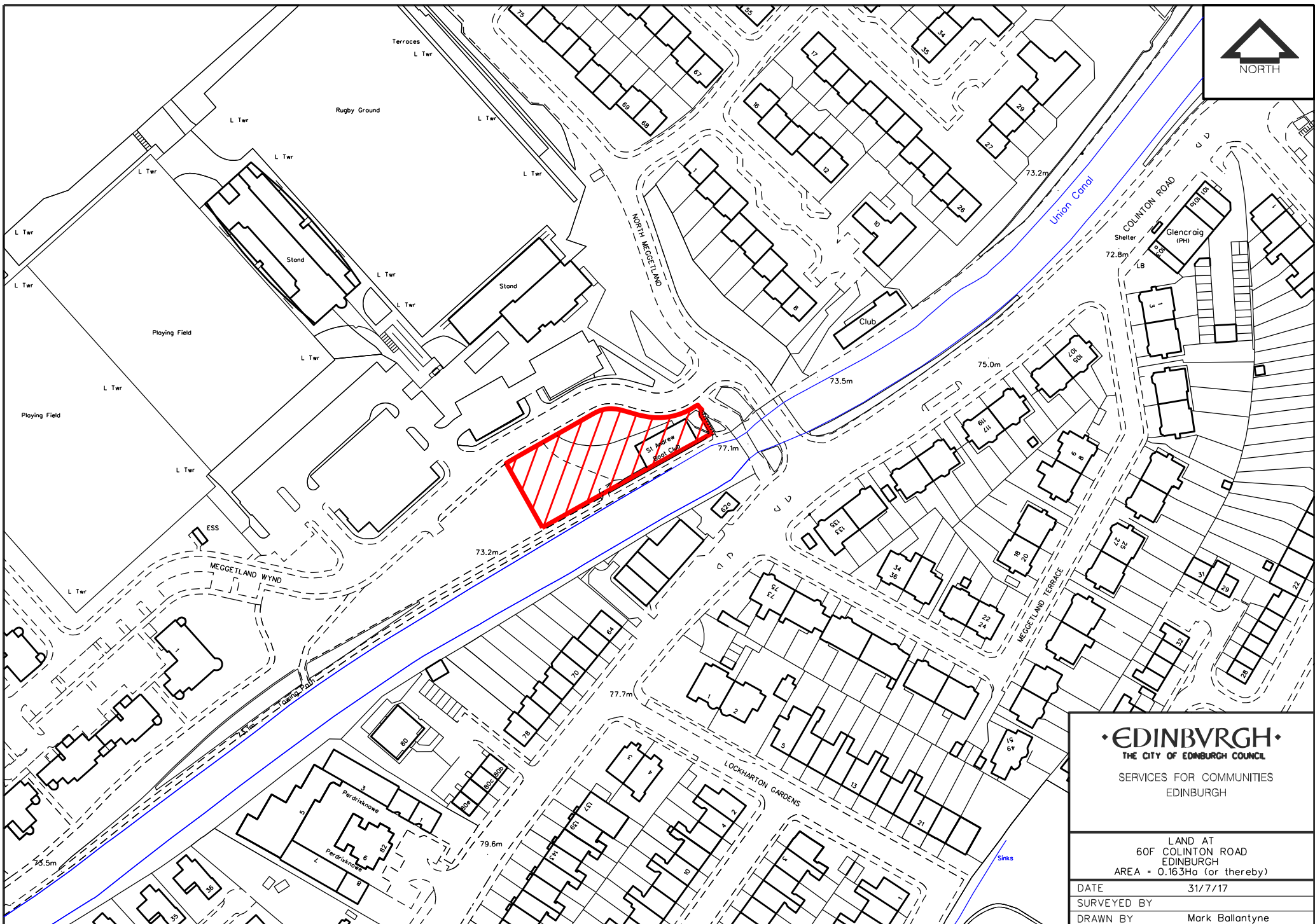
Executive Director of Resources

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11. Appendices

Appendix 1 - Location Plan



SITE PLAN

PHOTOGRAPHICALLY REDUCED NOT TO SCALE

• EDINBURGH •
THE CITY OF EDINBURGH COUNCIL

SERVICES FOR COMMUNITIES
EDINBURGH

LAND AT
60F COLINTON ROAD
EDINBURGH
AREA = 0.163Ha (or thereby)

DATE 31/7/17

SURVEYED BY

DRAWN BY Mark Ballantyne

SCALE N.T.S.

NEG. NO. A3/1809