

Finance and Resources Committee

10.00am, Tuesday, 5 September 2017

Proposed Excambion of Land at Manse Road and Liston Place, Kirkliston

Item number	8.15
Report number	
Executive/routine	Executive
Wards	1 - Almond

Executive Summary

On 14 January 2016, the Finance and Resources Committee, approved entering a long lease, with an option to purchase, land at the corner of Manse Road, Kirkliston to a local community charity for the development of a new community centre.

The plans for the centre have progressed and it has been established that a small portion of adjoining land, within the ownership of the adjacent shop owner, is required for the development.

The Council has agreed, in principle, that it will transfer adjacent amenity land to the shop owner in exchange for the transfer to the Council. The portion of land on the corner site, will then be sold to the community group.

The report seeks approval for the excambion (exchange) of the two areas of land on the terms and conditions outlined in this report.

Proposed Excambion of Land at Manse Road and Liston Place, Kirkliston

1. Recommendations

That Committee:

- 1.1 Approves the excambion of land between the Council and Mr Imtiaz Ahmad on the terms and conditions outlined in this report and on any other terms and conditions to be agreed by the Executive Director of Resources.

2. Background

- 2.1 On 14 January 2016, the Finance and Resources Committee agreed to grant a 125 year ground lease of the subject site to 1st Kirkliston Scout Group (or an appropriate, incorporated charity which includes the scout group). The lease would have an option to purchase in favour of the tenant, fixed at a price of £40,000, should the option be exercised within the first 5 years of the lease. The area of and is shown outlined in red on the attached plan.
- 2.2 The Committee approval allowed the Group to proceed with their funding applications which have been successful. Consequently, the scout group has now advised the Council that it would like to enter into the ground lease and, contemporaneously, exercise its option to purchase the site.

3. Main report

- 3.1 Whilst plans for the development have been finalised, it has emerged that a small rectangular section of land, adjacent to the shop premises at 1 Liston Place, Kirkliston, not part of the Council's title, is required. The shop is owned by Imtiaz Ahmad. The attached plan shows the land belonging to Imtiaz Ahmad shaded in pink.
- 3.2 Adjacent to the shop's western boundary is a small area of grassed amenity land which is held on the Housing Revenue Account. Although amenity land, it is fenced and inaccessible to the public. The land is shaded in green on the attached plan.
- 3.3 To assist the Group with progressing the development, Council officers contacted Mr. Ahmad, suggesting the possibility of an excambion, whereby the Council would

transfer the area shaded green on the plan to Mr Ahmad, in exchange for Mr. Ahmad transferring to the Council the area shaded pink.

- 3.4 Both parties have agreed to the mutual exchange of sites on a no consideration basis.
- 3.5 Acquiring the area shaded pink from Mr Ahmad will give the Council title to the entire corner site needed for the development and allow the Council to include the additional area of land in the area to be sold to the Group.

4. Measures of success

- 4.1 Ensures that the Council is working with communities and residents to achieve desired outcomes.
- 4.2 The transaction will facilitate the construction of a new community facility.

5. Financial impact

- 5.1 There will be a saving in maintenance costs of the amenity land.
- 5.2 A capital receipt of £40,000 in financial year 2017/18.

6. Risk, policy, compliance and governance impact

- 6.1 As the proposed transaction is a private, off-market one, it falls outwith delegated authority of the Executive Director of Resources as detailed in the City of Edinburgh Council – Scheme of delegation to officers. Committee approval is therefore required to effect the exchange.

7. Equalities impact

- 7.1 The excambion will allow the development of the site for a community facility will provide social, health and welfare benefits to the local population. This will improve the standard of living along with individual, family and social life.
- 7.2 The development will remove a gap site which will enhance physical and legal Security to the surrounding residents.
- 7.3 The redevelopment of the property will have a temporary adverse effect on the surrounding area, however this will be mitigated as much as possible by any contractor.
- 7.4 The excambion will prevent the amenity land being held on the Housing Revenue Account from being marketed. However this is mitigated by the land having little in the way of alternative use value and the transfer will allow the community facility to be developed.

8. Sustainability impact

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

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 Report to Finance and Resources Committee 14 January 2016 [Ground at Manse Road, Kirkliston – Proposed Lease](#)

Stephen S. Moir

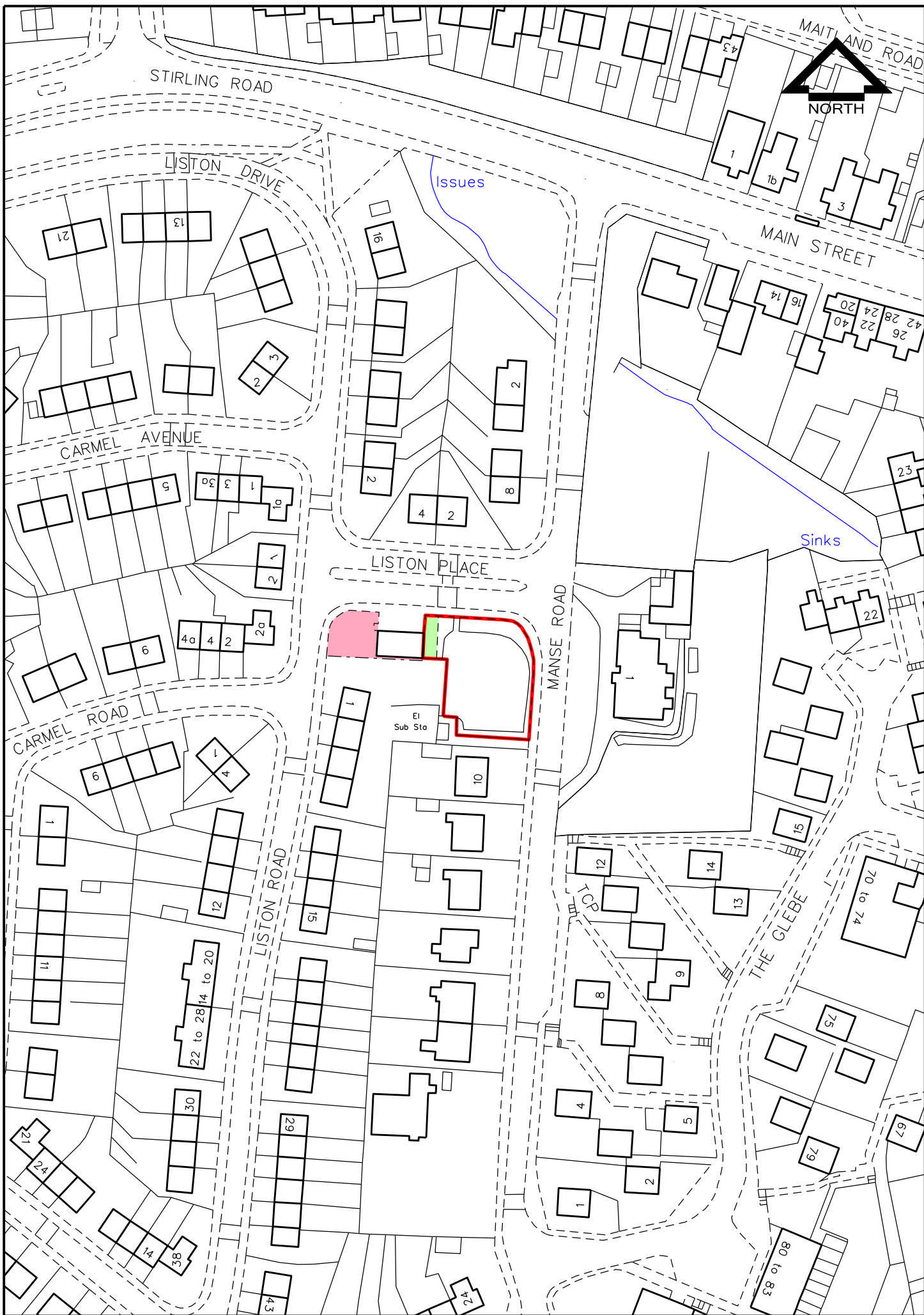
Executive Director of Resources

Contact: Graeme McGartland – Investments Senior Manager

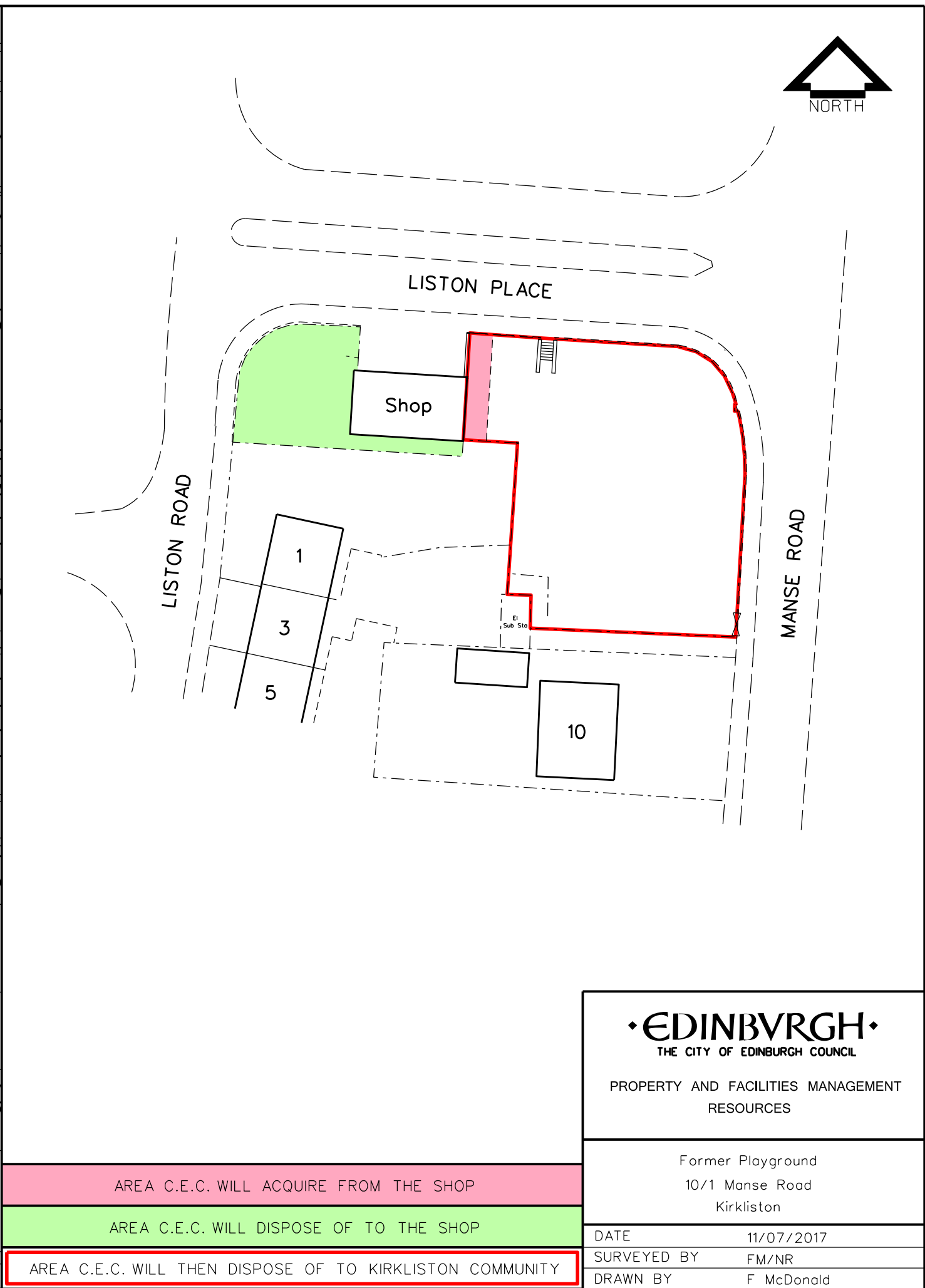
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11. Appendices

Appendix 1 – Location Plan



LOCATION PLAN SCALE 1:1250



SITE PLAN SCALE 1:500

•EDINBURGH• THE CITY OF EDINBURGH COUNCIL	
PROPERTY AND FACILITIES MANAGEMENT RESOURCES	
Former Playground 10/1 Manse Road Kirkliston	
DATE	11/07/2017
SURVEYED BY	FM/NR
DRAWN BY	F McDonald
FILE NO.	
NEG. NO.	NT1274/A3/1337 A

AREA C.E.C. WILL ACQUIRE FROM THE SHOP
AREA C.E.C. WILL DISPOSE OF TO THE SHOP
AREA C.E.C. WILL THEN DISPOSE OF TO KIRKLISTON COMMUNITY