

# Finance and Resources Committee

**10.00am, Tuesday, 5 September 2017**

## **Proposed sale of land at Broomhouse Street South**

<b>Item number</b>	8.16
<b>Report number</b>	
<b>Executive/routine</b>	Routine
<b>Wards</b>	7 Sighthill/Gorgie

### **Executive Summary**

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Merged One LLP, who own the adjoining development site is seeking to purchase approximately 272 square meters of land at Broomhouse Street South.

This report seeks authority to dispose of the site to Merged One LLP on the terms and conditions outlined in the report.

## Proposed sale of land at Broomhouse South Street

### 1. Recommendations

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That Committee:

- 1.1 Approves the sale of land to Merged One LLP on the terms and conditions outlined in this report and on other terms and conditions to be agreed by the Executive Director of Resources.

### 2. Background

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- 2.1 The area of land is located on the junction of Broomhouse Road and Broomhouse Street South and extends to 150 sq.m or thereby as shown outlined in red on the attached plan. It is currently amenity land adjacent to a site sold by the council to Miller Homes, who subsequently sold on to Merged One LLP.
- 2.2 Planning permission for four residential units incorporating Council land (14/03738/FUL) was granted on 16 March 2015.

### 3. Main report

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- 3.1 The Council has received an approach from Merged One LLP who wish to incorporate the area of land within their existing ownership. This will align their ownership position with the approved planning consent.
- 3.2 Provisionally agreed terms for the disposal of the property are as follows:

<b>Purchaser:</b>	Merged One LLP, adjoining land owner at Broomhouse South Street.
<b>Price:</b>	£35,000
<b>Conditionality:</b>	The offer is unconditional.
<b>Fees:</b>	The purchaser is to meet the Council's reasonable legal and Property Costs
- 3.3 The purchase price reflects the special purchaser status of Merged One LLP as adjoining landowner. The Council's land in isolation has limited development value. An overage clause will be included should Merged One LLP seek to increase the density of residential units above the existing planning consent.

#### **4. Measures of success**

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

#### **5. Financial impact**

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- 5.1 A capital receipt of £35,000 will be received in financial year 2017/18, plus the council will be relieved of future maintenance costs.

#### **6. Risk, policy, compliance and governance impact**

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- 6.1 As the site exceeds the 150 square metres in size, 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 dispose of the site.
- 6.2 As with any transaction there is a risk that it does not complete. Should the area not be sold then the Council could be left with a continuing maintenance liability.

#### **7. Equalities impact**

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- 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.
- 7.2 The sale of the land will allow the development of four residential units. This will improve the standard of living along with individual, family and social life.

#### **8. Sustainability impact**

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

#### **9. Consultation and engagement**

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

#### **10. Background reading/external references**

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- 10.1 N/A.

**Stephen S. Moir**

Executive Director of Resources

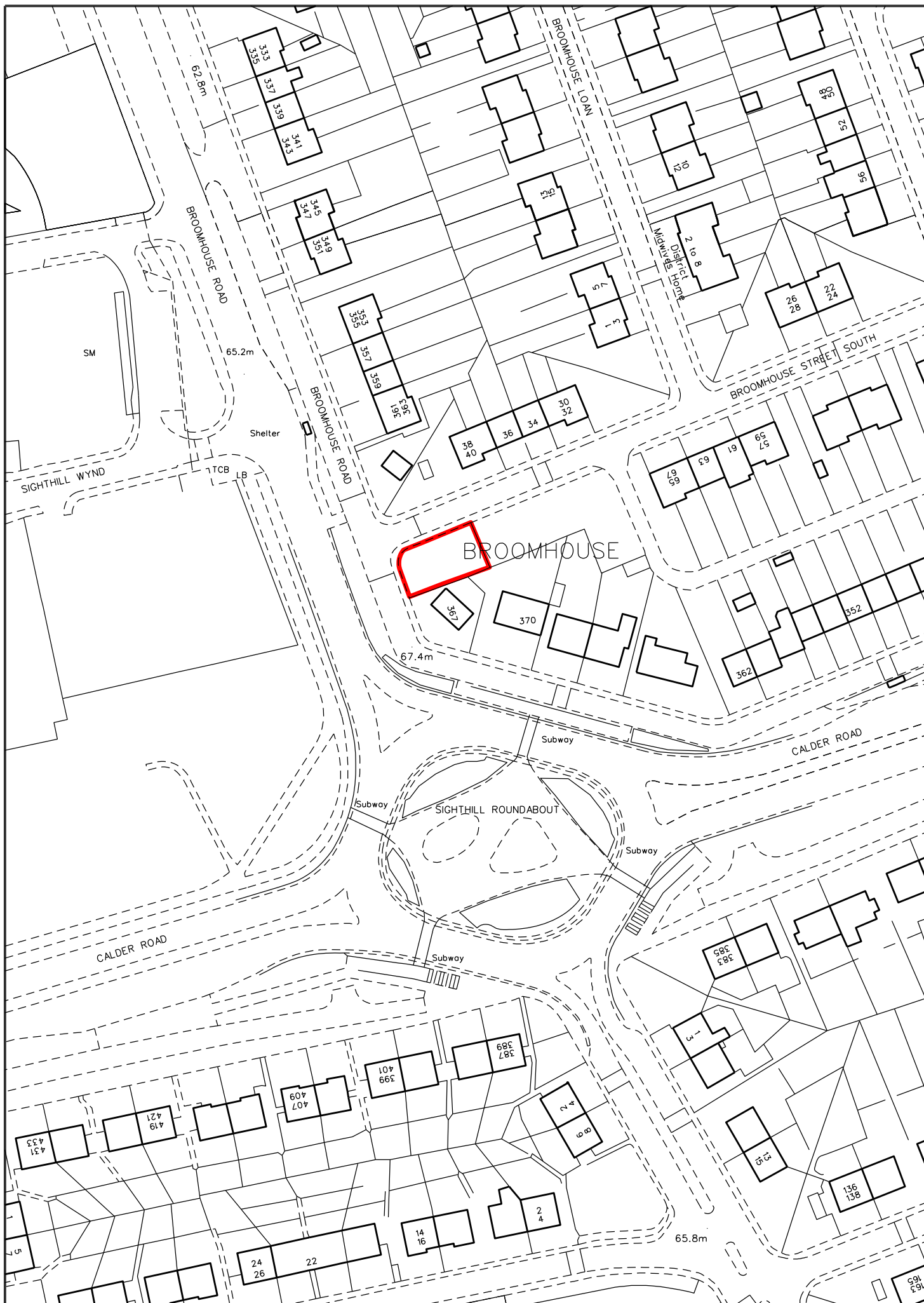
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## 11. Appendices

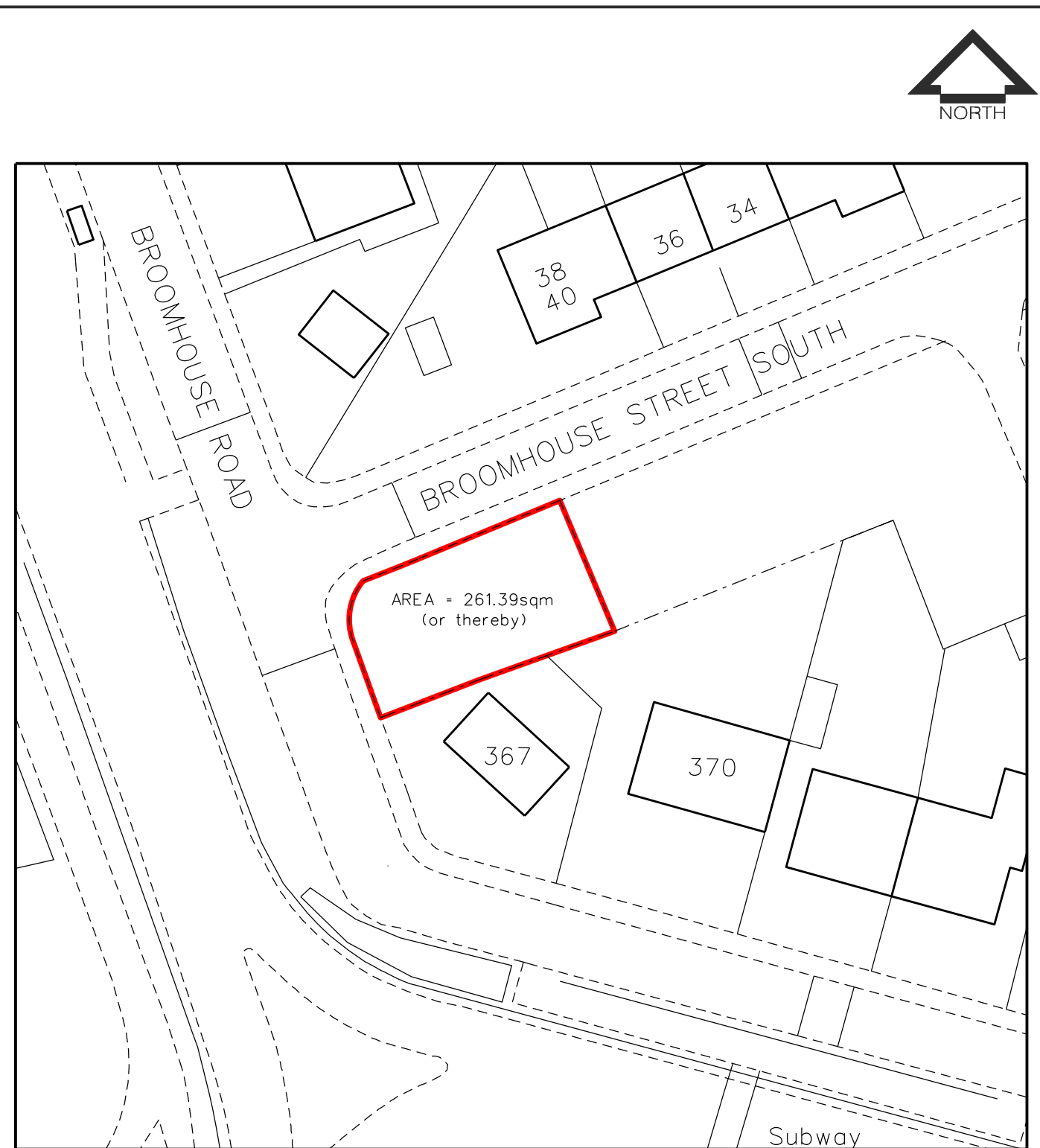
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### Appendix 1 – Location Plan



LOCATION PLAN

SCALE 1:1250



SITE PLAN

SCALE 1:500



•EDINBURGH•  
THE CITY OF EDINBURGH COUNCIL

SERVICES FOR COMMUNITIES  
EDINBURGH

LAND AT  
BROOMHOUSE STREET SOUTH  
EDINBURGH

DATE	1/6/17
SURVEYED BY	MB,NR
DRAWN BY	Mark Ballantyne
SCALE	1:500 @ A3 SIZE
NEG. NO.	A3/1782