

# Finance and Resources Committee

10.00am, Tuesday, 27 March 2018

## West Granton Road, Edinburgh – Proposed Disposal and Excambion

Item number	8.4
Report number	
Executive/routine	Routine
Wards	4 - Forth
Council Commitments	<a href="#">C1</a> , <a href="#">C2</a> , <a href="#">C10</a>

### Executive Summary

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National Museums Scotland have their principal storage and collection centre at West Granton Road, Edinburgh. In order to extend their storage capacity and provide new visitor facilities, National Museums Scotland approached the Council to acquire an adjoining site in Council ownership.

As part of the transaction, the Council will acquire two small areas of land, within the ownership of National Museums Scotland to assist with the wider regeneration and place making of Granton Waterfront.

This report seeks authority to progress the transaction with National Museums Scotland on the terms outlined in the report.

## West Granton Road, Edinburgh – Proposed Disposal and Excambion

### 1. Recommendations

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#### 1.1 That Committee:

- 1.1.1 Approves the sale and acquisition of land at West Granton Road under 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 National Museums Collection Centre at Granton is occupied by National Museums Scotland (NMS) and provides a home for many items that are not currently on display in museums.
- 2.2 With support from the Scottish Government, NMS wish to expand the facility to provide sufficient capacity for further years of collection growth. In addition, NMS will be able to provide greater public access and promote National Museums Collection Centre (NMCC) as a Centre of Excellence in the conservation, access to and research of Collections.
- 2.3 To facilitate this expansion, NMS approached the Council to acquire the area shown shaded blue on the plan (attached as appendix 1) which extends to approximately 0.57 hectares (1.41 acres). It is a brownfield site enclosed by palisade fencing and subject to regular fly-tipping.
- 2.4 Following the acquisition by the Council of the National Grid Forthquarter site, a masterplan will be prepared for the regeneration of the Granton Waterfront area. To assist with site assembly for future development the Council are seeking to acquire two small areas of land from NMS and this will form part of the transaction.
- 2.5 The sites, shown shaded green and pink on the plan extend 0.08 hectares (0.20 acres) and 0.03 hectares (0.08 acres) respectively.

### 3. Main report

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- 3.1 To assist with determining the purchase price both parties instructed Ryden LLP to produce an independent valuation for each of the three sites. The land which NMS

wish to acquire from the Council was valued at £500,000. The two sites which the Council will acquire from NMS have a combined value of £55,000. Through an excambion (swap) for the land being acquired, the Council will receive a capital receipt based on the net position between the values.

3.2 Consequently, provisionally agreed terms for the disposal of the property are as follows:

- Purchaser: National Museums Scotland.
- Price: £445,000 (net price of £500,000 less £55,000 for the sites being acquired by the Council.
- Conditions: The offer is unconditional.
- Fees: Each meet their own costs.

3.3 As part of the transaction the Council will acquire two small areas of land from NMS. This land will be acquired by the General Fund and will subsequently be transferred to the Housing Revenue Account prior to development commencing on the Granton Waterfront Regeneration. Any future transfer will be reported to Committee separately.

## **4. Measures of success**

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- 4.1 The new facilities at NMCC will also provide potential working synergies with other organisations including a future opportunity for the Council to occupy space for storage and public access to historic collections and city archives.
- 4.2 The Council's acquisition of land from NMS will optimise the future Granton Waterfront regeneration and place making.

## **5. Financial impact**

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- 5.1 A capital receipt of £445,000 will be received in financial year 2018/19.
- 5.2 The Council will be released of maintenance and security costs of a brownfield site.

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

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- 6.1 Should the transaction not complete there is a risk to the long term development objectives in the Granton area to both the Council and NMS.

## 7. Equalities impact

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- 7.1 A direct disposal of the Council land will prevent other potentially interested parties from submitting a proposal. This is justified as the sale will be at market value, NMS own the adjoining site and the Council will acquire areas of land that will assist in the future Granton regeneration.

The redevelopment of this site will create economic benefits to Edinburgh and will provide residents with greater access to Museum and Archive collections.

- 7.3 The wider regeneration of the Waterfront will deliver new affordable housing which has a positive impact on poverty and inequality targets by increasing access to housing for people with low incomes.

## 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 Ward elected members have been made aware of the recommendations of the report.

## 10. Background reading/external references

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Not applicable.

**Stephen S. Moir**

**Executive Director of Resources**

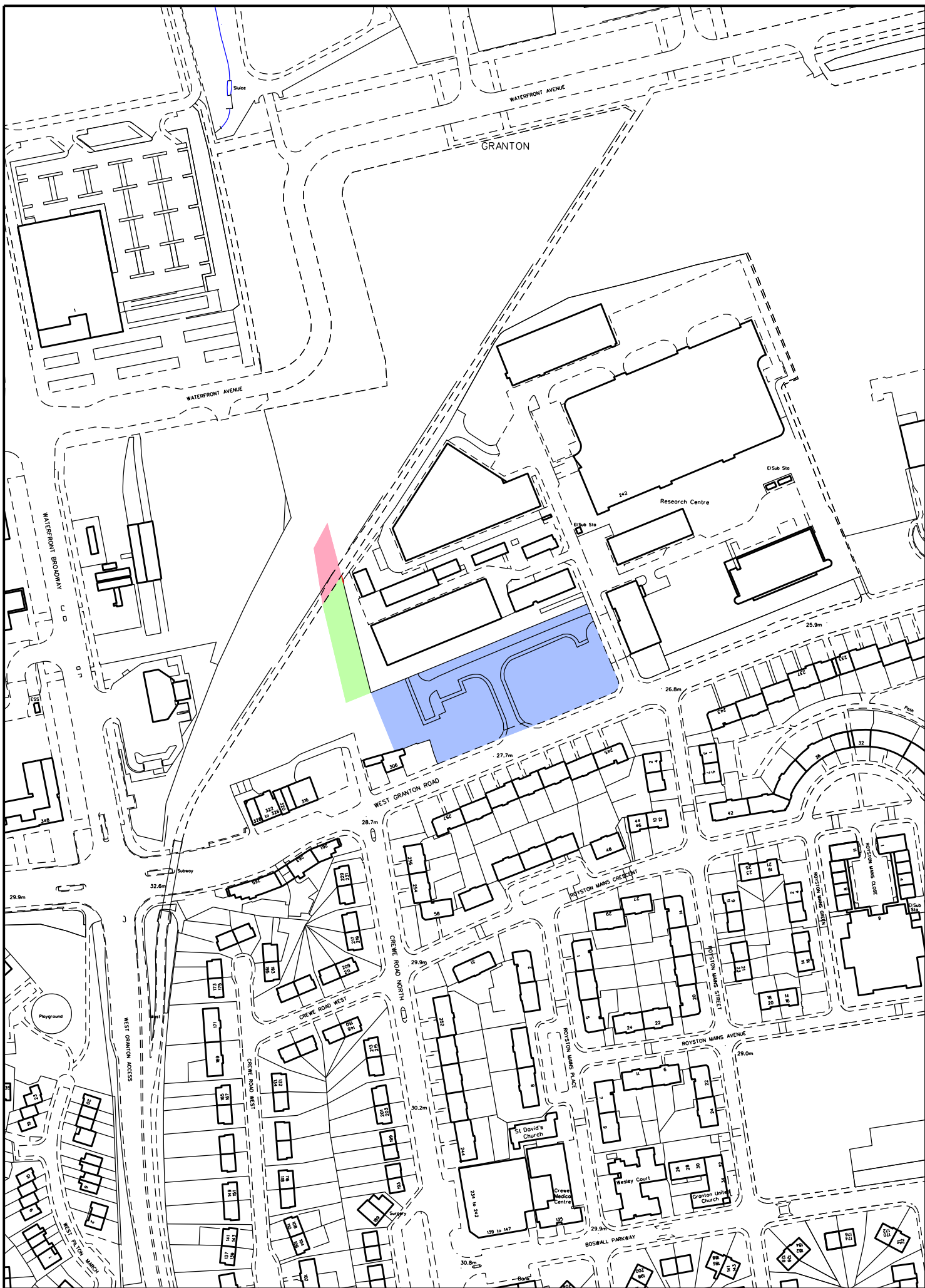
Contact: Craig Dalgliesh, Development and Disposals Manager

E-mail: [craig.dalgliesh@edinburgh.gov.uk](mailto:craig.dalgliesh@edinburgh.gov.uk) | Tel: 0131 529 3173

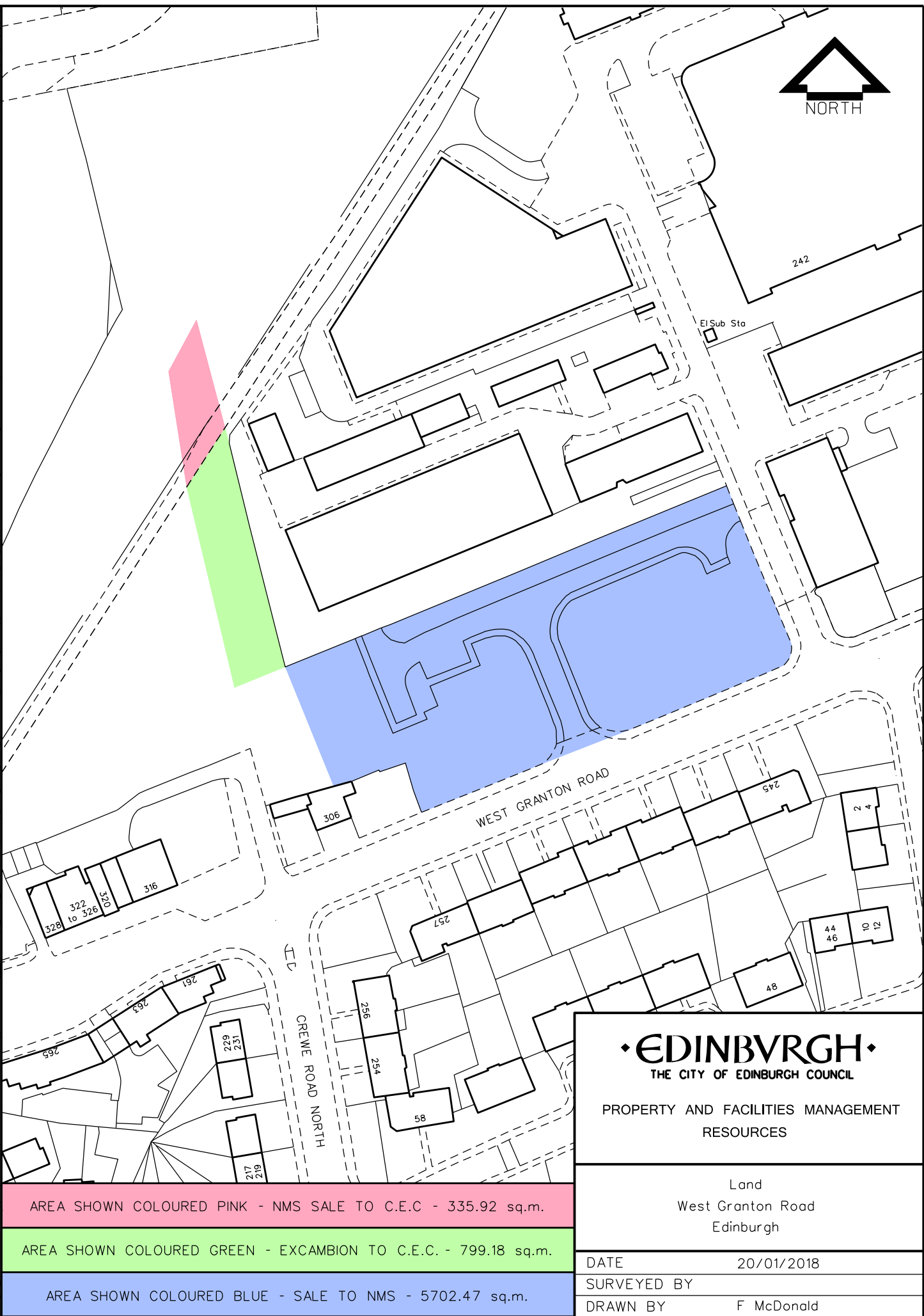
## 11. Appendices

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Appendix 1 – Location Plan



LOCATION PLAN SCALE 1:2500



SITE PLAN SCALE 1:1250

<b>•EDINBURGH•</b> THE CITY OF EDINBURGH COUNCIL	
PROPERTY AND FACILITIES MANAGEMENT RESOURCES	
Land West Granton Road Edinburgh	
DATE	20/01/2018
SURVEYED BY	
DRAWN BY	F McDonald
FILE NO.	
NEG. NO.	NT 2276/A3/1647