

Finance and Resources Committee

10.00am, Tuesday, 12 June 2018

Summary Report on Property Transactions concluded under Delegated Authority

Item number	8.10
Report number	
Executive/routine	Routine
Wards	City-wide
Council Commitments	C2

Executive Summary

To advise the Committee of all lease agreements, etc. concluded in terms of the Council's 'Scheme of Delegation to Officers'.

This delegated authority currently extends to the conclusion of all new leases of up to five years in length where the rental is no greater than £50,000 per annum and rent reviews where the rental is no greater than £50,000 per annum. The authority also includes the sale of property which has been declared surplus to the requirements of the Council and sold on the open market to the highest bidder. Any transactions out-with these parameters are reported separately to Committee.

Summary Report on Property Transactions concluded under Delegated Authority

1. Recommendations

- 1.1 That Committee:
 - 1.1.1 Notes the 20 transactions detailed in the attached Appendix have been concluded in terms of the Council's 'Scheme of Delegation to Officers.

2. Background

- 2.1 Under the Council's Scheme of Delegation to Officers it is the responsibility of the Chief Executive or relevant Director to keep the elected members appropriately informed about activity arising within the scope of the delegated authority under the Scheme. Reporting on a quarterly basis is considered the appropriate manner and frequency of keeping members advised.

3. Main report

- 3.1 Appendix 1 provides details of 20 transactions completed under delegated authority since the last quarterly report.
- 3.2 These transactions include 2 new leases, 6 rent reviews, 5 lease renewal/extensions and 2 events and licenses leases totalling £320,462.
- 3.3 4 disposals have also been completed, totalling £739,222.

4. Measures of success

- 4.1 Not applicable.

5. Financial impact

- 5.1 There are no financial implications as a result of this report

6. Risk, policy, compliance and governance impact

- 6.1 There are no risk, policy, compliance or governance impacts as a result of this report.

7. Equalities impact

- 7.1 Equalities and Rights Impact Assessments have been carried out on all of the enclosed transactions where appropriate.

8. Sustainability impact

- 8.1 There are no sustainability impacts as a result of this report.

9. Consultation and engagement

- 9.1 Not applicable.

10. Background reading/external references

- 10.1 None

Stephen S. Moir

Executive Director of Resources

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11. Appendices

- 11.1 Appendix 1 – List of Transactions

APPENDIX 1

NEW LEASES

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS (including area in sq ft)	TENANT	USE	TERMS
1. EST/42/13 91/6(4)/AF	11– City Centre	Communities and Families	South Bridge Resource Centre – Hall, Rooms 1 and 3, Conference room and cupboard.	Greenside Venues Ltd	Festival Performance Space	Old Rent: £ 13,800 (last years rent) New Rent: £ 14,500 for period Lease Period: 23 July 2018 to 29 August 2018 Payable: in advance
<input checked="" type="checkbox"/> ERIA received? REMARKS: Short term lease for festival						

EVENTS & LICENCES FOR WORKS

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
2. 8407/24 FM	11 – City Centre	Resources (General Fund)	Festival Square (0.872 acres), 3 Festival Square, Edinburgh EH3 9SU	Edinburgh International Film Festival	Film Exhibition	New Rent: £1, if asked Lease Period: 29 May – 4 Jul 2017 Payable: In advance
<input checked="" type="checkbox"/> ERIA received? REMARKS: £200 admin fee						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
3. 8407/24 FM	11 – City Centre	Resources (General Fund)	Festival Square (0.872 acres), 3 Festival Square, Edinburgh EH3 9SU	Underbelly Ltd	Festival Square Theatre, Winter 2017/18	New Rent: £1, if asked Lease Period: 30 Oct 2017 – 9 Jan 2018 Payable: In advance
<input checked="" type="checkbox"/> ERIA received? REMARKS: £200 admin fee						

LEASE EXTENSIONS/ RENEWALS

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS (including area in sq ft)	TENANT	USE	TERMS
4. 20370/6 IL	9 – Fountainbridge/ Craiglockhart	General Property	Unit 42, West Gorgie Park, Edinburgh, EH14 1UT	Caledonian Heating & Plumbing Ltd	Industrial (Class 4,5)	Old Rent: £10,000 per annum New Rent: £10,900 per annum From: 14 December 2017 to 13 December 2022 Payable: Quarterly in Advance
<input checked="" type="checkbox"/> ERIA received? REMARKS: GIA = 111.57 sq m (1,201 sq ft)						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS (including area in sq ft)	TENANT	USE	TERMS
5. 7171 IL	11 – City Centre	General Property	15 Grassmarket, Edinburgh, EH1 2HS	Chi Yuen Sun & Hilda Sheek Ching Liu	Retail (Class 1)	Old Rent: £10,075 per annum New Rent: £10,800 per annum From: 1 January 2018 to 31 January 2022 Payable: Quarterly in Advance
<input checked="" type="checkbox"/> ERIA received? REMARKS: NIA = 47.25 sq m (509 sq ft)						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS (including area in sq ft)	TENANT	USE	TERMS
6. 8373 IL	12 – Leith Walk	General Property	27 East Norton Place, Edinburgh, EH7 5DR	Director of Health & Social Care	Office / Day Centre (Class 2)	Old Rent: £16,000 per annum New Rent: £18,500 per annum From: 4 February 2018 to 3 February 2023 Payable: Quarterly in Advance

ERIA received?

REMARKS: GIA = 155.65 sq m (1,675 sq ft)

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS (including area in sq ft)	TENANT	USE	TERMS
7. 723/14 IL	13 – Leith	General Property	Unit 22/24 Tennant Street, Edinburgh, EH6 5ND	Edinburgh Community Food Ltd	Industrial (Class 4 & 5)	Old Rent: £23,200 per annum New Rent: £24,460 per annum From: 14 January 2018 to 13 January 2023 Payable: Monthly in Advance

ERIA received?

REMARKS: GIA = 355.25 sq m (3,824 sq ft)

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS (including area in sq ft)	TENANT	USE	TERMS
8. PP-01-U06 IL	17 – Portobello / Craigmillar	General Property	Unit 13 Peffermill Parc, Edinburgh, EH16 5UY	Behlen Ltd	Industrial (Class 4 & 5)	Old Rent: £9,600 per annum New Rent: £10,200 per annum From: 15 October 2017 to 14 October 2022 Payable: Quarterly in Advance
<input checked="" type="checkbox"/> ERIA received? REMARKS: GIA = 126.43 sq m (1,361 sq ft)						

RENT REVIEWS

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS (including area in sq ft)	TENANT	USE	TERMS
9. 17314/2 IL	7 – Sighthill / Gorgie	General Property	Unit 2 Broomhouse Workspace, New Lairdship Yard's, Edinburgh, EH11 3HY	Darren & Anne Docherty	Industrial (Class 4 & 5 Use)	Old Rent: £6,220 per annum New Rent: £6,500 per annum From: 1 January 2018 – 31 January 2023. Payable: Monthly in Advance.
<input checked="" type="checkbox"/> ERIA received? REMARKS: GIA = 68.74 sq m (740 sq ft)						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS (including area in sq ft)	TENANT	USE	TERMS
10. 16496/3 IL	7 – Sighthill / Gorgie	General Property	Unit 3 Sauchiebank, Russell Road Industrial Estate, Edinburgh, EH11 2NN	Grease Monkey (Scotland) Ltd	Industrial (Class 4 & 5 Use)	Old Rent: £6,500 per annum New Rent: £6,800 per annum From: 1 December 2017 – 30 November 2022. Payable: Monthly in Advance.
<input checked="" type="checkbox"/> ERIA received? REMARKS: GIA = 66.42 sq m (715 sq ft)						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS (including area in sq ft)	TENANT	USE	TERMS
11. 7174 IL	11 – City Centre	General Property	66 Grassmarket, Edinburgh, EH1 2JR	William J L Baber	Retail (Class 1 Use)	Old Rent: £20,250 per annum New Rent: £22,400 per annum From: 5 December 2017 – 4 December 2022. Payable: Quarterly in Advance.
<input checked="" type="checkbox"/> ERIA received? REMARKS: ITZA = 64.10 sq m (690 sq ft)						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS (including area in sq ft)	TENANT	USE	TERMS
12. 14167/2 IL	11 – City Centre	General Property	5 Cockburn Street, Edinburgh, EH1 1BP	Yi Sun	Retail (Class 1 Use)	Old Rent: £7,340 per annum New Rent: £8,680 per annum From: 1 October 2017 – 27 November 2019. Payable: Half yearly in Advance.
<input checked="" type="checkbox"/> ERIA received? REMARKS: ITZA = 20.16 sq m (217 sq ft)						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS (including area in sq ft)	TENANT	USE	TERMS
13. 13849/25a IL	11 – City Centre	General Property	16 High Street, Edinburgh, EH1 1BP	Gillian Heather Thorburn	Retail (Class 1 Use)	Old Rent: £23,750 per annum New Rent: £31,120 per annum From: 1 October 2017 – 30 September 2022. Payable: Monthly in Advance.

ERIA received?

REMARKS: NIA = 68.24 sq m (734 sq ft)

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS (including area in sq ft)	TENANT	USE	TERMS
14. 16513/7 IL	13 – Leith	General Property	33 Tennant Street, Edinburgh, EH6 5NA	Bunzl UK Ltd	Ground Lease Industrial Development on ground (Class 4 / 5 Use)	Old Rent: £8,500 per annum New Rent: £9,000 per annum From: 1 October 2017 – 1 October 2022. Payable: Half yearly in Advance.

ERIA received?

REMARKS: Area = 0.14 Hectares (0.37 Acres)

DISPOSALS

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
15. GM		General Property	Lanark Road, 432 (Former Ravensglass Hostel)		Residential	Purchase price: £616,722 Date of entry: 29 March 2018 Sale concluded: 29 March 2018
<input checked="" type="checkbox"/> ERIA received? REMARKS: Highest offer following open market tender.						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
16. DS		General Property	Brandon Terrace, 50 (Canonmills)	Edinburgh MI Ltd		Purchase price: £80,000 Date of entry: 27 February 2018 Sale concluded: 27 February 2018
<input checked="" type="checkbox"/> ERIA received? REMARKS: Highest offer following open market tender.						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
17. CD		General Property	Broomhouse Road South	Jim Rice	Residential	Purchase price: £35,000 Date of entry: 26 January 2018 Sale concluded: 26 January 2018
<input checked="" type="checkbox"/> ERIA received? REMARKS: Negotiated sale with adjoining land owner.						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
18. MB		General Property	24 – 26 West Harbour Road (House 4)	Landeasy Ltd	Residential	Purchase price: £7,500 Date of entry: 04 January 2018 Sale concluded: 04 January 2018
<input checked="" type="checkbox"/> ERIA received? REMARKS: Final phased payment for house plot 4.						