

Item 4.1 - Minutes

Finance and Resources Committee

10.00am, Tuesday, 12 June 2018

Present

Councillors Rankin (Convener), Donaldson (Vice-Convener), Bridgman, Corbett, Howie (substituting for Councillor Kate Campbell), Hutchison, Johnston, Miller, Neil Ross, Watt and Webber (substituting for Councillor Whyte).

1. Deputation – UNISON

(a) Deputation – Revenue Budget Framework 2018/23: Progress Update

The Committee agreed to hear a deputation from Gerry Stovin from UNISON, in relation to the Revenue Budget Framework 2018/23: Progress Update.

The deputation made the following points:

- The Scottish Government had cut funding to Local Government by 9.6% since 2010 and there were projected further cuts to Edinburgh which would potentially have a detrimental effect on services.
- Further efficiency savings and savings through the transformation programme would only worsen the situation.
- Existing staff would have to bear the burden of delivering services, with some reporting that they felt increasingly demoralised and overworked.
- The Audit Commission reported concerns that many staff had intolerable workloads, which was leading to complaints from the public staff felt undervalued by management.
- The Council had a duty of care to staff and could not deliver the same services with far fewer resources.
- UNISON was not against progress or efficiency, but cuts should not be dressed up as efficiency.
- There were risks attached to failed transformation programmes and if any further programmes for change were predicated on huge financial cuts, they would not work.

- The Council could not sustain any further cuts and continue to provide services on the back of overworked staff.

UNISON would remain open to engaging with the Council in finding genuine new ways of working but would continue to campaign against funding cuts.

(b) Deputation – Asset Management Strategy Transformation Programme Update

The Committee agreed to hear a deputation from Gerry Stovin of UNISON in relation to the Asset Management Strategy Transformation Programme - Update.

The deputation highlighted the following:

- The report indicated that there was a move for a three-day cleaning regime across the establishment, which included schools.
- There were some positive aspects of the programme, such as the £120m for upgrading schools and making them safe. However, continual cuts had created a backlog.
- The improvements to schools would improve school life for children and were welcomed, but this should not go in parallel with cuts to cleaning services.
- Cleaning standards should be maintained and cutting cleaning in schools would jeopardise this.
- There was approximately 1000 cleaners, most of whom were women and were low paid. UNISON had to protect these workers and resist changes to their conditions.

UNISON asked the Committee to consider the proposals, especially in relation to the three-day cleaning proposals.

The Convener thanked the deputation for the presentations and invited it to remain for Committee's consideration of the reports by the Executive Director of Resources (items 2 and 3).

2. Revenue Budget Framework 2018/23: Progress Update

Committee considered a report which advised of the implications for the Council following announcement of the Local Government Finance Settlement on 14 December 2017.

Decision

- 1) To note the overall impact of the proposed changes to a number of the baseline expenditure and income assumptions included within the 2018/23 revenue budget framework.
- 2) To note, nonetheless, the significant estimated remaining savings requirement across the overall period of the framework and the consequent intention to bring forward a Council-wide change strategy to the Committee's September 2018 meeting.

- 3) To agree that as part of next year's budget consultation details should be included of the proposals agreed in terms of how and when they would be rolled out.

(References – Act of Council (No 3), 22 February 2018; report by the Executive Director of Resources, submitted.)

Declaration of Interests

Councillor Donaldson declared a non-financial interest in the above item as a as a member of UNISON.

3. Asset Management Strategy Transformation Update

The Asset Management Strategy (AMS) was a significant programme within the wider Council Change Portfolio, aimed at achieving more effective and efficient use of the Council's asset base and associated service provision.

An overview was provided of the status of the programme to date and the work completed since the last reporting period.

Decision

- 1) To note the continued progress in each of the key Asset Management Strategy (AMS) Transformation Programme work streams.
- 2) To note that the AMS would undergo a mid-point review resulting in a re-profiling of how the approved savings would be delivered.
- 3) To approve the proposal to refresh the Council's Asset Management Strategy to reflect updated assumptions and the further and better information and intelligence gained since this was originally adopted in 2015.
- 4) To note the management information dashboard reports at Appendix 1 of the report.
- 5) To note the Measurement of Success Key Performance Indicators (KPI's) at Appendix 2 of the report.
- 6) To note the result of the recent Planned Preventative Maintenance spend in Appendix 3 of the report.
- 7) To agree that a workshop would be organised to discuss the Asset Management Strategy and the Committee Services (VM) would liaise with the Head of Property and Facilities Management (PW) to arrange suitable date and time and send out invites.

(References – Finance and Resources Committee 24 September 2015 (item 2); report by the Executive Director of Resources, submitted).

Declaration of Interests

Councillor Donaldson declared a non-financial interest in the above item as she was a as a member of UNISON.

4. Minutes

Decision

To approve the minutes of the Finance and Resources Committee of 27 March 2018 as a correct record.

5. Key Decisions Forward Plan

The Finance and Resources Committee Key Decisions Forward Plan for August 2018 was submitted.

Decision

To note the Key Decisions Forward Plan for August 2018.

(Reference – Finance and Resources Committee Key Decisions Forward Plan, submitted.)

6. Rolling Actions Log

The Finance and Resources Committee Rolling Actions Log was submitted.

Decision

- 1) To agree to close actions 3 and 7.
- 2) To otherwise note the Rolling Actions Log.

(Reference – Rolling Actions Log, submitted.)

7. Implementation of Full-Cost Charges in Care Homes for Older People Managed by the Council

On 27 February 2018, the Corporate Policy and Strategy Committee approved the adoption of a new policy in respect of the setting and application of full-cost charges in care homes for older people managed by the Council. The new policy standardised the Council's approach in this area and ensured compliance with relevant legal requirements and statutory guidance going forward.

Details were provided of proposals to protect existing residents who currently paid full-cost charges and proposed increases for self-funding residents.

Decision

To approve the proposed increase in care home charges for existing self-funding residents with effect from 1 September 2018 and to refer the report to Council for ratification of this change.

(References – Corporate Policy and Strategy Committee 27 February 2018 (item 6); report by the Chief Officer, Edinburgh Health and Social Care Partnership, submitted.)

Declaration of Interests

Councillor Webber declared a non-financial interest in the above item as a member of Integrated Joint Board.

8. Rising School Rolls – Phase 6

On 27 March 2018, the Finance and Resources Committee considered a report on Property Condition Project – Delivery Programme and approved that all future capital investment reports before any Committee of the Council, that had revenue implications and dependencies, be referred to the Finance and Resources Committee for approval.

The report specifically referred to the proposed new Queensferry High School and Rising Schools Rolls Phase 6. The financial business case for Queensferry High School was approved by Committee on 27 March 2018 and the report addressed the implications of Rising School Rolls - Phase 6.

Decision

To note the report.

(References – Finance and Resources Committee, 27 March 2018 (item 17); report by the Executive Director of Resources, submitted.)

9. Spend to Save – Funding Applications

As part of the approved budget motion for 2018/19, Council agreed in-principle use of the Spend to Save Fund to take forward investment in two projects concerned with LED lighting in public spaces and buildings (indicative allocation £0.300m) and cultural venue equipment (indicative allocation £0.200m) respectively.

In agreeing this in-principle funding, it was indicated that more detailed proposals would be reported to a subsequent meeting of the Finance and Resources Committee. Further details were provided of the projects concerned.

Decision

- 1) To approve the Spend to Save applications detailed in the report.
- 2) To refer the report to Council for ratification of use of the Fund for the project(s) concerned.

(Reference – report by Executive Director of Resources, submitted.)

10. Implementing the Programme for the Capital Coalition Commitments

On 23 November 2017, the Council considered a report that detailed the approach to implementing the Programme for the Capital, including detail of the performance measures proposed for assessing progress against the 52 Commitments.

Decision

To note the set of indicators in Appendix 1 of the report.

(Reference – report by the Executive Director of Resources, submitted.)

11. Lothian Buses Pension Fund

Committee was advised of the proposal by the Lothian Pension Fund to assimilate the Lothian Buses Fund and it was requested that the Council acted as a guarantor for contributions to the Pension Fund, based on its shareholding in the company.

Decision

- 1) To note the proposal by the Lothian Pension Fund to merge the Lothian BusesFund into Lothian Pension Fund.
- 2) To refer the report to Council for approval for the Council to act as a guarantor for contributions to the Pension Fund, in relation to the proportion of its shareholding.

(Reference – report by Executive Director of Resources, submitted)

Declaration of Interests

Councillor Bridgman declared a financial in the above item as beneficiary of Lothian Buses Pension.

12. Workforce Dashboard

A summary was provided of of workforce metrics for FTE, basic salary, new starts and leavers, monthly costs (overtime, agency, casual/supply, working time payments), absence, transformation/redeployment, risk, and performance, as detailed on the Finance and Resources Committee Workforce Dashboard, for the period of March 2018.

The report contained an analysis of workforce change observed since the previous period, January 2018 and monitored ongoing and emerging trends.

The Committee commended Council staff for delivering services under difficult circumstances.

Decision

- 1) To note the workforce information contained in the dashboard.
- 2) To agree that the Head of Human Resources would meet with the Convener and Vice-Convener of the Committee to discuss digital connectivity in relation to staff working out with the office and lone workers.

(References – Finance and Resources Committee, 27 March 2018 (item 11); report by Executive Director of Resources, submitted.)

13. Embedding and Evaluating Our New Performance Framework

Details were provided of work carried out by a group of colleagues and managers to transform and reinvigorate the approach to performance management and the new framework which was implemented in April 2017 at the Corporate Policy and Strategy Committee in December 2016.

Decision

- 1) To note and be assured by the progress made to date to embed and monitor the performance framework and policy.
- 2) To note the plans to further evaluate the changes in practice and impact associated with the new performance framework, including focus groups, early adopter review meetings and insights from the Colleague Survey.

(References – Corporate Policy and Strategy Committee, 6 December 2016 (item 9); report by Executive Director of Resources, submitted.)

14. Annual Workforce Controls Report

An insight was provided into Council workforce metrics and trends for workforce Full Time Equivalent (FTE), new starts and leavers, basic salary, overtime costs, agency costs and sickness absence rates and reasons, for the period January to December 2017.

Decision

- 1) To note the progress made to date and the workforce trends over the period January to December 2017.
- 2) To refer the report to Governance, Risk and Best Value Committee as part of its work programme.

(References – Finance and Resources Committee 23 February 2017 (item 11); report by Executive Director of Resources, submitted.)

15. Accounts Commission – Local Government in Scotland - Challenges and Performance 2018 – Referral from the Governance, Risk and Best Value Committee

The Governance, Risk and Best Value Committee on 5 June 2018 considered a report detailing the Accounts Commission's complementary, forward-looking report assessing councils' readiness to confront the growing challenges that lay ahead following its earlier Scotland-wide review of 2016/17 local government financial performance.

The report had been referred to the Finance and Resources Committee for its consideration.

Decision

To note the report.

(References – Governance, Risk and Best Value Committee on 5 June 2018 (item 8); report by Chief Executive, submitted.)

16. Procurement Governance and Contract in Respect of Integrated Persons Administration and Payroll Software (Ref: CT0400) – Referral from the Pensions Committee

On 26 March 2018 the Pensions Committee considered a report on the governance

and procurement of service providers for the three pension funds. The report also advised of the approval of the award of contract for the delivery of the 'Integrated Pension Administration and Payroll Software System', which was done in accordance with the Council's urgency provisions.

The report was referred to the Finance and Resources Committee for information.

Decision

To note the report.

(References – Pensions Committee on 28 March 2018 (item 16); report by Chief Executive, submitted.)

17. Kings Theatre – Request for Additional Capital Funding By Capital Theatres

Details were provided of a request for up to £5m additional capital funding, supported prudentially by Capital Theatres, towards redevelopment of the King's Theatre, subject to funding being raised to meet the remaining costs..

- 1) To approve the additional funding for the Kings Theatre from Capital Theatres.
- 2) To refer the decision to Council for ratification for the prudentially supported funding, noting that this would only be released to Capital Theatres if sufficient funds were raised to meet the overall costs of the project.
- 2) To agree that regular update reports would be brought to the Finance and Resources Committee.

(Reference – report by Executive Director of Resources, submitted.)

18. City Deal New Housing Delivery Partnership Acquisition of Homes 2018/19

Details were provided of the way in which the new partnership would deliver affordable and low-cost housing. Approval was sought to transfer the first 105 mid-market rent homes developed on mixed tenure sites, as part of the Council's housebuilding programme, from the Housing Revenue Account (HRA) to the new mid-market rent LLP.

Decision

- 1) To approve the transfer of 105 homes constructed as part the Council's housebuilding programme, from the Housing Revenue Account (HRA), to the Housing Delivery Partnership mid-market rent LLP in 2018/19.
- 2) To note the requirement for the Council:
 - (a) To lend up to approximately £13m to the mid-market rent LLP to purchase 105 homes.
 - (b) To provide a corresponding capital advance from the Loans Fund based on a repayment profile using the funding / income method, as set out in paragraph 3.12 of the report.

- (c) To amend the Loans Fund Repayment Policy to include the funding / income method repayment as set out in paragraph 3.14 of the report.

3) To refer the report to Full Council on 28 June 2018 for approval of the above.

(Reference – report by Executive Director of Place, submitted.)

20. Provisions of Registrar Services

At Council on 21 September 2017, Councillor Booth requested in a motion for a report which set out options for the future of Leith Registrar's Office and outline plans for any necessary public consultation on these options.

Decision

- 1) To note the report.
- 2) To approve consolidation of Kirkliston Registrar office into the South Queensferry Registrar office to provide a unified service.
- 3) To approve that the marriage diary at Leith Registrar office be closed on each and every Tuesday and Wednesday excepting when either was on St Valentine's Day, a very popular marriage day.
- 4) To agree a report would be brought back to Committee reporting on registrar provision across the city.

(References – Act of Council (No 20), 21 September 2017; report by Executive Director of Place, submitted.)

21. Land at The Wisp – (Plot 3c)

Approval was sought to progress the disposal to Springfield Properties Plc on the terms outlined in the report by the Executive Director of Resources.

Decision

To approve the disposal of the Plot 3c at The Wisp to Springfield Homes on the terms outlined in the report and on other terms and conditions to be agreed by the Executive Director of Resources.

(References – report by Executive Director of Resources, submitted.)

22. Land at Swanston Village – Proposed Garden Ground Sales

Approval was sought to dispose of the land on the terms and conditions outlined in the report by the Executive Director of Resources.

Decision

To approve the sale of the four areas of land at Swanston Village on the terms and conditions outlined in the report and on other terms and conditions to be agreed by the Executive Director of Resources.

(Reference – report by Executive Director of Resources, submitted.)

23. 4 Duncan Place – Community Asset Transfer Update

An update was provided for an asset transfer and on funding that had been awarded and further applied for, to enable the transfer of the Duncan Place Resource Centre to the Duncan Place Volunteer Management Committee (DPVMC) by Community Asset Transfer under Part Five of the Community Empowerment (Scotland) Act 2015.

Decision

- 1) To note the progress to date and the updates provided in this report.
- 2) To approve, in principle, to the transfer of the property to Duncan Place Volunteer Management Committee subject to the conditions outlined in the report.

(References – Education, Children and Families Committee 6 October 2015 (item 4); report by Executive Director of Resources, submitted.)

24. Proposed Lease – Panumre St Ann’s 6 Gray’s Close South, Edinburgh

Approval was sought to lease the property at 6 South Gray’s Close to NHS Lothian (NHSL) for a period of 20 years at a peppercorn rent, with an option to extend the lease by 10 years, for the provision of the Edinburgh Inclusive Homelessness Service (EIHS). Approval was also sought to utilise part of the premises for use by the Council for the provision of EIHS services.

Decision

- 1) To approve the lease of 6 South Gray’s Close to NHS Lothian (NHSL) on the main terms and conditions outlined in the report, including leasing back part of the property to the Council for the provision of services in relation to the Edinburgh Inclusive Homelessness Service, with other terms and conditions to be agreed by the Executive Director of Resources.
- 2) To note that there were concerns about the Council’s Concessionary Lets Policy in and that this would be discussed at the workshop on the Asset Management Strategy.

(Reference – report by Executive Director of Resources, submitted.)

Declaration of Interests

Councillor Webber declared a non-financial interest in the above item as she was a member of Integrated Joint Board.

25. Land at Dewar Place/Western Approach Road – Proposed Disposal

Committee was informed that Land at Dewar Place, alongside the Western Approach Road, was owned by Scottish Power Plc who had agreed to sell the land to a development consortium.

On 21 March 2018, the Development Management Sub-Committee issued a minded to grant decision for a mixed-use development to include hotel, office, retail and restaurant uses along with a pedestrian bridge link over the Western Approach Road.

Approval was sought to dispose of the land to Scottish Power Plc on the terms and conditions outlined in the report.

Motion

To approve the disposal of 857 square metres at Dewar Place and airspace rights over the Western Approach Road to Scottish Power Plc on the terms outlined in the report and on any other terms and conditions to be agreed by the Executive Director of Resources, subject to a briefing being provided to elected members on active travel.

- Moved by Councillor Rankin, seconded by Councillor Donaldson

Amendment

To approve the disposal of 857 square metres at Dewar Place and airspace rights over the Western Approach Road to Scottish Power Plc on the terms outlined in the report and on any other terms and conditions to be agreed by the Executive Director of Resources.

- Moved by Councillor Hutchison, seconded by Councillor Johnston.

Voting

The voting was as follows:

For the motion	-	8 votes
		(Councillors Donaldson, Bridgman, Corbett Howie, Miller, Rankin, Ross and Watt.)
For the amendment	-	3 votes
		(Councillors Hutchison, Johnston and Webber)

Decision

To approve the disposal of 857 sq m at Dewar Place and airspace rights over the Western Approach Road to Scottish Power Plc on the terms outlined in this report and on other terms and conditions to be agreed by the Executive Director of Resources, subject to a briefing note being provided to members on active travel.

(References – Development Management Sub-Committee 21 March 2018 (item 1); report by Executive Director of Resources, submitted.)

26. National Care Homes Contract – Outcome of Negotiations

Details were provided of the results of national negotiations led by COSLA to determine the National Care Home Contract (NCHC) terms and conditions for 2018/19. Taking account of the responsibilities of the Integrated Joint Boards (IJBs), the COSLA negotiating team included representation from IJB Chief Officers and IJB Finance Officers.

Decision

- 1) To approve the baseline fee uplift of £0.8m (3.39%) for Edinburgh based care homes with effect from 9 April 2018.
- 2) To note that any enhanced payments made to care home providers in 2018/19 would be made on the basis of demonstrated quality
- 3) To approve the Edinburgh concession to the NCHC as set out in the main report.
- 4) To approve the application of a reduction of £25 per week on all rates for shared rooms.

(Reference – report by the Chief Officer, Edinburgh Health and Social Care Partnership, submitted.)

Declaration of Interests

Councillor Webber declared a non-financial interest in the above item as she was a member of Integrated Joint Board.

27. Appointment of Legal Advisors – Waiver Report

Approval was sought for a waiver of Contract Standing Orders for the appointment of Ashurst LLP for the delivery of legal services in connection with the Edinburgh schools closures.

Decision

- 1) To approve the appointment of Ashurst LLP (Ashurst) for legal services provided to City of Edinburgh Council (CEC) in connection with the Edinburgh schools closures and the contract with the Edinburgh Schools Partnership.
- 2) To note that the nature of this service required the urgent appointment of legal advisors who were not conflicted with the various parties associated with the PPP relationship.
- 3) To note that the total costs associated with this Waiver would be up to £1m.

(Reference – report by Executive Director of Resources, submitted.)

28. Edinburgh Shared Repairs Service (ESRS) – Programme Progress Report

A progress update was provided for the Edinburgh Shared Repairs Service (ESRS).

Decision

- 1) To note the update on Edinburgh Shared Repairs Service (ESRS).
- 2) To note, and be assured by the management information dashboard report in Appendix 1 of the report.

(Reference – report by Executive Director of Resources, submitted.)

29. Expansion of Early Learning and Childcare from 600-1400 hours by 2020 – Current Progress and Next Steps – Referral from the Education, Children and Families Committee

The Education, Children and Families Committee on 22 May 2018 considered the attached report by the Executive Director for Communities and Families providing an update on the expansion plan towards delivering 1140 hours of Early Learning and Childcare to all eligible 2, 3 and 4 year olds by August 2020.

The report was referred to the Finance and Resources Committee for information.

Decision

To note the progress being made towards implementing the Early Learning Childcare Expansion Strategy.

(References – Education, Children and Families Committee 22 May 2018 (item 20); report by the Chief Executive, submitted.)

30. Family Support Volunteer Service to Safe Families for Children – Referral from the Education, Children and Families Committee

The Education, Children and Families Committee on 22 May 2018 considered the attached report by the Executive Director for Communities and Families seeking approval to award a contract for the provision of the Family Support Volunteer Service to Safe Families for Children Scotland.

The report was referred to the Finance and Resources Committee for approval of the award of the contract.

Decision

To agree the award of the contract for the Family Support Volunteer Service to Safe Families for Children Scotland.

(References – Education, Children and Families Committee 22 May 2018 (item 21); report by the Chief Executive, submitted.)

31. Award of Festival Attraction Contract for the Summer Period in Princes Street Gardens

The Committee was asked to note the award of a Festival Attraction for the Summer Period in Princes Street Gardens to Kifdo Limited T/A M&D Events under urgency provisions.

The contract was initially for a period of 24 months from 28 May 2018 to 27 May 2020 with the option to extend for two further 12-month periods with a value of up to £1,090,000.00.

Motion

- 1) To note the award of a Festival Attraction for the Summer Period in Princes Street Gardens to Kifdo Limited T/A M&D Events under urgency provisions.
- 2) To note that the contract was initially for a period of 24 months from 28 May 2018 to 7 May 2020, with the option to extend for two further 12-month periods with a value of up to £1,090,000.00.
- 3) To note that the decision on the contract award was made under urgency provisions as delays to the evaluation and clarification process meant that the attraction would not be able to start in summer 2018 if a decision was not made before 28 May 2018.
 - Moved by Councillor Rankin, seconded by Councillor Donaldson

Amendment

- 1) To note the award of a Festival Attraction for the Summer Period in Princes Street Gardens to Kifdo Limited T/A M&D Events under urgency provisions.
- 2) To note that the contract was initially for a period of 24 months from 28 May 2018 to 7 May 2020, with the option to extend for two further 12-month periods with a value of up to £1,090,000.00.
- 3) To note that the decision on the contract award was made under urgency provisions as delays to the evaluation and clarification process meant that the attraction would not be able to start in summer 2018 if a decision was not made before 28 May 2018.
- 4) To note that the attraction would occupy the park for three months, that this was an unusually long period of time to allow an attraction to be installed on grass, and that parks and green space should ideally be protected from such events.
- 5) To instruct officers to begin evaluation of alternative sites for an attraction including consideration of whether an attraction should be located on an area of hard standing and whether a more permanent attraction would be viable in a different location.
 - Moved by Councillor Miller, seconded by Councillor Corbett

In terms of Standing Order 20 (7), the amendment was accepted as an addendum to the motion.

Decision

- 1) To note the award of a Festival Attraction for the Summer Period in Princes Street Gardens to Kifdo Limited T/A M&D Events under urgency provisions
- 2) To note that the contract was initially for a period of 24 months from 28 May 2018 to 7 May 2020, with the option to extend for two further 12-month periods with a value of up to £1,090,000.00.
- 3) To note that the decision on this contract award was made under urgency provisions as delays to the evaluation and clarification process meant that the attraction would

not be able to start in summer 2018 if a decision was not made before 28 May 2018.

- 4) To note that the attraction would occupy the park for three months, that this was an unusually long period of time to allow an attraction to be installed on grass, and that parks and green space should ideally be protected from such events.
- 5) To instruct officers to begin evaluation of alternative sites for an attraction including consideration of whether an attraction should be located on an area of hard standing and whether a more permanent attraction would be viable in a different location.

(Reference – report by the Executive Director of Place, submitted.)

32. Proposed Lease Extension at 44 High Street, Edinburgh

Approval was sought to grant a 25 year lease extension to B & GS Landa Limited. The lease was due to expire on 26 October 2018 and the tenant had requested a 25 year lease extension.

Decision

To approve a 25 year lease extension to B & GS Landa Limited of retail premises at 44 High Street, Edinburgh, on the terms outlined in the report and on other terms and conditions to be agreed by the Executive Director of Resources.

(Reference – report by the Executive Director of Resources, submitted.)

33. Proposed Lease Extension at 9 Cockburn Street, Edinburgh

Approval was sought to grant a 20 year lease extension to George Sinclair Forsyth MacDonald. The retail unit at 9 Cockburn Street was currently let to George Sinclair Forsyth MacDonald and traded as Underground Solu'shn. The lease was due to expire on 4 May 2018 and the tenant had requested a 20 year lease extension.

Decision

To approve a 20 year lease extension to George Sinclair Forsyth MacDonald of the retail premises at 9 Cockburn Street on the terms outlined in the report and on other terms and conditions to be agreed by the Executive Director of Resources.

(Reference – report by the Executive Director of Resources, submitted.)

34. Proposed Lease Extension at 41 Leith Street, Edinburgh

Approval was sought to grant a 10 year lease extension to Stephen Coyle and Susan Kozlowski. The retail unit at 41 Leith Street was currently let to Stephen Coyle and Susan Kozlowski, and the lease was due to expire on 6 August 2021.

Decision

To approve a 10 year lease extension to Stephen Coyle and Susan Kozlowski of the retail premises at 41 Leith Street on the terms outlined in the report and on other terms and conditions to be agreed by the Executive Director of Resources.

(Reference – report by the Executive Director of Resources, submitted.)

35. Festival Theatre – 13-29 Nicholson Street - Proposed New 25 Year Lease

Approval was sought to grant a new 25-year lease to Capital Theatres Limited. The current lease ended on 28 February 2017 and was continuing month to month at present, by tacit relocation (silent renewal). For CTL to continue to run the theatre effectively, the security of a long lease was required. .

Decision

To approve the lease of the Festival Theatre to Capital Theatres Limited (CTL) on the terms outlined in the report and on other terms and conditions to be agreed by the Executive Director of Resources.

(Reference – report by the Executive Director of Resources, submitted.)

36. Proposed New Lease of Land for a Community Garden at Murrayburn and Hailesland, Edinburgh

Approval was sought to the grant of a 15-year lease to South West Edible Estates. Details were provided of the background context regarding the establishment of community gardens and their current relationship with the concessionary lets policy.

Decision

To approve the grant of a new 15-year lease to South West Edible Estates on the terms and conditions outlined in the report and on such other terms and conditions that may be proposed by the Executive Director of Resources.

(References – Finance and Resources Committee 24 September 2015 (item 2); report by the Executive Director of Resources, submitted.)

37. City Fibre Project, Proposed Ground Leases

The city's existing 150 km full fibre network was to be expanded citywide to reach nearly every home and business. Through the deployment of additional infrastructure, entire communities and local businesses across Edinburgh would have access to unlimited bandwidth and Gigabit speed connectivity.

To facilitate the above, approval was sought to grant a two 20 year ground leases at Barnton Depot and Peffermill Industrial Estate to City Fibre Ltd on the terms and conditions outlined in the report.

Decision

To approve new 20 year ground leases to City Fibre Limited at Barnton Depot and Peffermill Industrial Estate on the terms outlined in the report and on other terms and conditions to be agreed by the Executive Director of Resources.

(Reference – report by the Executive Director of Resources, submitted.)

38. Proposed New Lease at Old Stamp Office Close, 221 High Street, Edinburgh

Approval was sought to grant a 25 year lease to Tron Tourist Services Limited. The property at Old Stamp Office Close, 221 High Street, Edinburgh (also known as Lyon's Close, 215 High Street) was previously leased out as the Royal Mile Nursery. The tenant vacated the premises in January 2018.

Decision

To approve a new 25 year lease to Tron Tourist Services Limited of the premises at Old Stamp Office Close, Edinburgh, on the terms outlined in the report and on other terms and conditions to be agreed by the Executive Director of Resources.

(Reference – report by the Executive Director of Resources, submitted.)

39. Proposed Lease Extension at 45 Cockburn Street, Edinburgh

Approval was sought to grant a 25 year lease extension to Sahin Vahap Firat on the terms and conditions outlined in the report. The lease was due to expire on 9 September 2018 and the tenant had requested a 25 year lease extension.

Decision

To approve a 25 year lease extension to Sahin Vahap Firat of retail premises at 45 Cockburn Street, Edinburgh, on the terms outlined in the report and on other terms and conditions to be agreed by the Executive Director of Resources.

(Reference – report by the Executive Director of Resources, submitted.)

40. Proposed Lease Extension at 47 Cockburn Street, Edinburgh

Approval was sought to grant a 10 year lease extension to Pie In The Sky Limited. The retail unit at 47 Cockburn Street was let to Pie In The Sky Limited and traded as Pie In The Sky. The lease was due to expire on 7 June 2018 and the tenant had requested a 10 year lease extension.

Decision

To approve a 10 year lease extension to Pie In The Sky Limited of retail premises at 47 Cockburn Street, Edinburgh, on the terms outlined in the report and on other terms and conditions to be agreed by the Executive Director of Resources.

(Reference – report by the Executive Director of Resources, submitted.)

41. Summary Report on Property Transactions Concluded Under Delegated Authority

Details were provided of all lease agreements, etc. that had been concluded in terms of the Council's 'Scheme of Delegation to Officers'.

Decision

To note the 20 transactions detailed in the Appendix to the report that had been concluded in terms of the Council's 'Scheme of Delegation to Officers'.

(Reference – report by the Executive Director of Resources, submitted.)

42. Framework Agreement for Support Buses

Approval was sought to establish a Framework Agreement for the Supply of Supported Bus Services in the city, and to award seven providers a place on the Framework Agreement. The term of the Framework Agreement would be for four years, commencing 2 July 2018 to 1 July 2022.

Decision

- 1) To approve the establishment of a Framework Agreement for Supported Bus Services for four years, commencing on 2 July 2018 to 1 July 2022 to the estimated value of £4,800,000.
- 2) To approve the award of a place on the Framework Agreement to the following seven providers:
 - Borders Buses Ltd
 - E & M Horsburgh
 - Edinburgh Coach Lines Ltd
 - Fife Scottish Omnibuses Ltd t/a Stagecoach East Scotland
 - First Scotland East Ltd
 - Lothian Buses
 - Romadero Ltd t/a Waverley Travel.

(Reference – report by the Executive Director of Place, submitted.)

43. Resolution to Consider in Private

The Committee, under Section 50(A)(4) of the Local Government (Scotland) Act 1973, excluded the public from the meeting for the following item of business on the grounds that it involved the disclosure of exempt information as defined in Paragraphs 8 and 9 of Part 1 of Schedule 7(A) of the Act.

44. Urgent Care Home Capacity for Older People

Committee considered a report on action taken under urgency provisions.

Decision

Detailed in the Confidential Schedule, signed by the Convener, with reference to this minute.

(Reference – report by the Chief Officer, Edinburgh Health and Social Care Partnership, submitted.)

Declaration of Interests

Councillor Webber declared a non-financial interest in the above item as she was a member of Integrated Joint Board.

45. Award of Shared Housing Open Framework for the Provision of Temporary Accommodation – referral from the Housing and Economy Committee

On the 7 June 2018 the Housing and Economy Committee considered a report by the Executive Director of Communities and Families that sought approval to award an open framework for the provision of temporary accommodation delivered through a shared housing model. Approval was sought for the additional spend.

Decision

Detailed in the Confidential Schedule, signed by the Convener, with reference to this minute.

(Reference – report by the Chief Executive, submitted.)

Declaration of Interests

Councillor Corbett declared a non-financial interest in the above item as he was an employee of Shelter Scotland.

46. CGI UK Partnership Agreement Changes

Committee considered a report on the CGI UK Partnership Agreement Changes.

Decision

Detailed in the Confidential Schedule, signed by the Convener, with reference to this minute.

(Reference – report by the Executive Director of Resources, submitted.)

47. Settlement of Legal Expenses (NIL v City of Edinburgh Council)

Committee considered a report on the settlement of legal expenses (NIL v City of Edinburgh Council).

Decision

Detailed in the Confidential Schedule, signed by the Convener, with reference to this minute.

(Reference – report by the Executive Director of Place, submitted.)