

Finance and Resources Committee

10.00am, Thursday 16 August 2018

Port Edgar Marina, South Queensferry – Proposed Lease to South Queensferry Sea Cadets

Item number	8.4
Report number	
Executive/routine	Routine
Wards	1 - Almond
Council Commitments	C2, C3

Executive Summary

South Queensferry Sea Cadets have occupied various premises at Port Edgar since 1974. With the introduction of Port Edgar Holdings as the major leaseholder, providing a more secure future for the Marina, the Sea Cadets are now seeking to consolidate their position and to invest in the premises to accommodate the growing demand for their service.

This report seeks approval to grant a new lease to South Queensferry Sea Cadets for a period of 66 years on the terms outlined in the report.

Port Edgar Marina, South Queensferry – Proposed Lease to South Queensferry Sea Cadets

1. Recommendations

- 1.1 That Committee:
 - 1.1.1 Approves the lease of land and buildings extending to approximately 0.0875 hectares (0.216 acres) in accordance with the terms set out in this report and on such other terms and conditions to be agreed by the Executive Director of Resources.

2. Background

- 2.1 The South Queensferry unit of the Sea Cadets opened in 1974 in HMS Lochinvar, now Port Edgar Marina.
- 2.2 During this time, they have occupied various premises moving to their current location in 2000. Due to past uncertainty over the future of the Marina/s the premises have been occupied on a short-term lease at a rent of £900 per annum.
- 2.3 With the withdrawal of Edinburgh Leisure from the management of the marina and the successful introduction of Port Edgar Holdings, which has secured the future of the marina, the Sea Cadets have developed proposals to consolidate their position to accommodate growing demand for their service.
- 2.4 The Sea Cadets have undertaken an initial feasibility into refurbishing and extending their existing premises. This would provide additional classrooms, offices, and ancillary accommodation. It is the intention of the Sea Cadets that this space could also be used for community events.
- 2.5 Consequently, the Sea Cadets have approached the Council with a request to lease their existing premises, including an area of adjoining land in total extending to 0.0875 hectares (0.216 acres), as shown outlined in red on the attached plan, on a long -term basis.

3. Main report

- 3.1 Following negotiation heads of terms have been provisionally agreed as follows:

- Subjects: Buildings and land extending to 0.875 hectares (0.216 acres) or thereby;
- Tenant: South Queensferry Sea Cadets;
- Rent: £2,500 per annum subject to 5 yearly reviews;
- Lease: 66 years to expire 2084 (co terminus with the main lease over the marina to Port Edgar Holdings);
- Site Use: Erection of Sea Cadet training establishment;
- Conditionality: The lease to be subject to landlord's consent to the redevelopment proposals and to the tenant obtaining all necessary consents, and;
- Fees: The tenant to pay the Council's reasonably incurred legal and surveyor's fees.

4. Measures of success

- 4.1 An existing building in poor physical condition will be refurbished and extended to be compliant with current standards the use of which will bring social, health and welfare benefits.
- 4.2 The proposals will contribute to the ongoing revitalisation of Port Edgar Marina.

5. Financial impact

- 5.1 An increased rent of £2,500 per annum will be payable to the General Property Account.

6. Risk, policy, compliance and governance impact

- 6.1 It is considered there is little or no impact on Risk, Policy, Compliance, or Governance issues.

7. Equalities impact

- 7.1 The proposal in this report to grant an extension of the lease which currently exists on the property does not have a significant additional impact on people, equalities, the economy, and the environment.

8. Sustainability impact

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

9. Consultation and engagement

- 9.1 Ward elected members have been made aware of the recommendations of this report.

10. Background reading/external references

- 10.1 Not applicable.

Stephen S. Moir

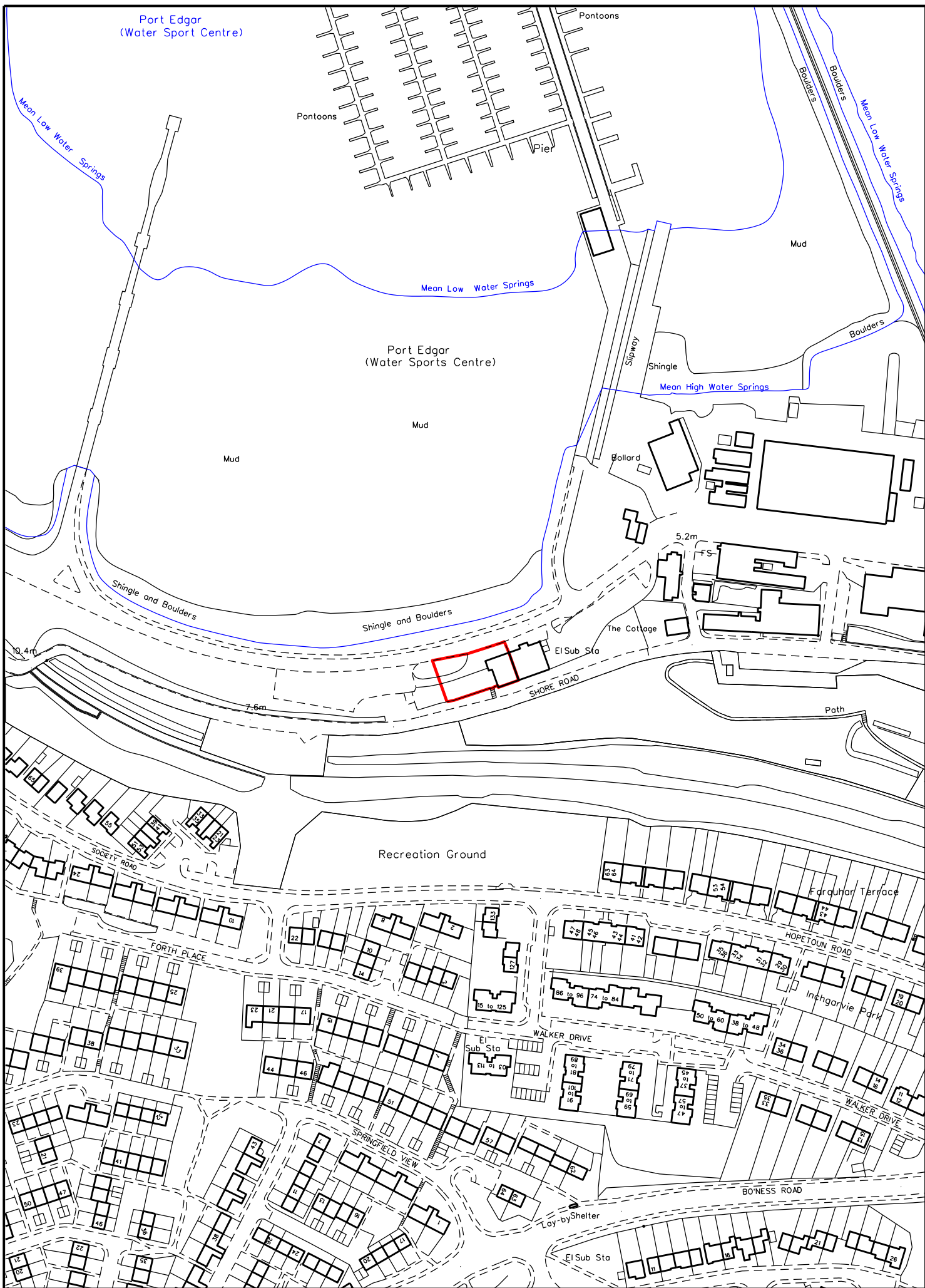
Executive Director of Resources

Contact: Roger McGaffin, Development and Disposals Officer

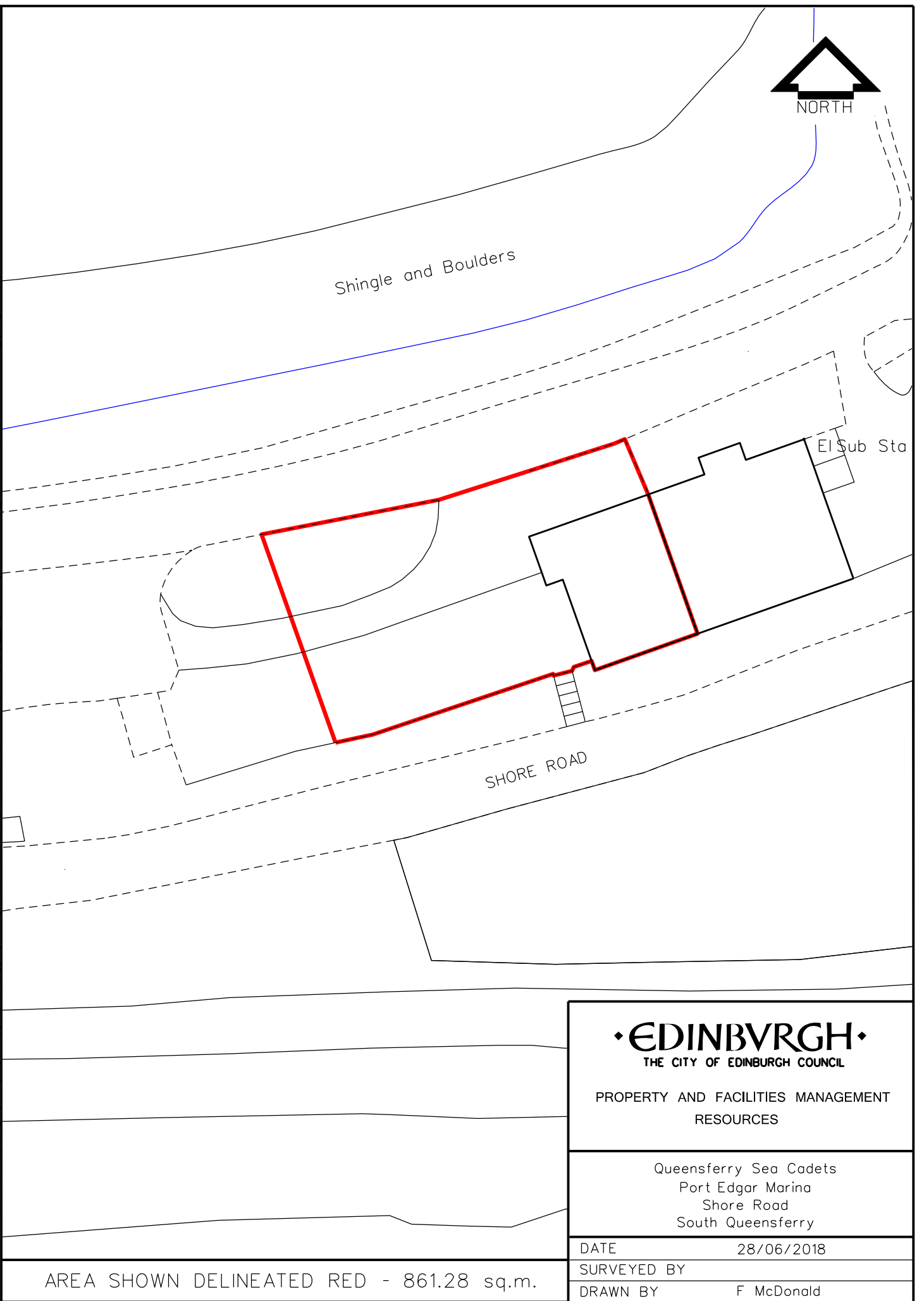
E-mail: roger.mcgaffin@edinburgh.gov.uk | Tel: 0131 529 4154

11. Appendices

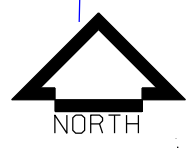
- 11.1 Appendix 1 – Location Plan.



LOCATION PLAN SCALE 1:2500



SITE PLAN SCALE 1:500



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PROPERTY AND FACILITIES MANAGEMENT RESOURCES	
Queensferry Sea Cadets Port Edgar Marina Shore Road South Queensferry	
DATE	28/06/2018
SURVEYED BY	
DRAWN BY	F McDonald
FILE NO.	
NEG. NO.	A3/1564 B

AREA SHOWN DELINEATED RED - 861.28 sq.m.