

Finance and Resources Committee

10.00am, Thursday, 23 May 2019

Land at Granton Quarry – Proposed Lease

Executive/routine	Routine
Wards	4 - Forth
Council Commitments	39

1. Recommendations

1.1 That Committee:

- 1.1.1 Approves the proposed lease of Granton Quarry to Edinburgh Wake Ltd, on the terms outlined in this report and on other terms and conditions to be agreed by the Executive Director of Resources.

Stephen S. Moir

Executive Director of Resources

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Land at Granton Quarry – Proposed Lease

2. Executive Summary

- 2.1 The Council owns the former quarry situated on West Granton Road.
- 2.2 Discussions have taken place to grant a new lease over this site, to allow Edinburgh Wake Ltd to establish a Wakeboarding Park.
- 2.3 This report seeks approval to grant a new 15-year lease to Edinburgh Wake Ltd on the terms and conditions outlined in the report.

3. Background

- 3.1 Granton Quarry came into the ownership of the Council as part of the National Grid development site, which was purchased in March 2018.
- 3.2 The site forms part of Granton Waterfront which is identified as a Strategic Development Area in the adopted Edinburgh Local Development Plan.
- 3.3 In September 2018, the Council appointed Collective Architecture to lead a multi-disciplinary team to prepare a Development Framework and high level, delivery focused masterplan for Granton Waterfront. It is anticipated that the Development Framework will be presented for approval to the Planning Committee in autumn 2019.
- 3.4 The Quarry is currently unused and the Council are responsible for site security and maintenance costs. Given the nature of the site, potential uses are minimal.
- 3.5 Edinburgh Wake Limited approached the Council to take a lease of the quarry to establish a Wakeboarding Centre. In order to ensure that best value was obtained from any proposal, the quarry was marketed as a potential leisure opportunity and a closing date set. The proposal from Edinburgh Wake was the only bid received.
- 3.6 This proposal aligns well with the emerging development framework with progress on marketing the quarry for leisure use included within an update report on the Granton Waterfront Regeneration to the North West Locality Committee, on 30 January 2019. This report highlighted the intention to present to a future Finance and Resources Committee for approval to lease the land.

4. Main report

- 4.1 Following the closing date, the provisionally agreed terms are as follows:
- Subjects: Granton Quarry, West Granton Road, Edinburgh
 - Lease Term: 15-year term with tenant only break options on the 5th and 10th anniversaries (subject to 6 months prior written notice);
 - Stepped Rent: £3,000 in Year 1, £4,000 in Year 2 and £5,000 in Years 3-5 (exclusive of non-domestic rates, utilities and insurance);
 - Rent Reviews: Reviewed on each 5th anniversary, RPI lined with a minimum of 1% and maximum 3% increase at each review;
 - Use: Class 11 Leisure Use (subject to Planning Consent). Wakeboarding etc in quarry basin and associated facilities on surrounding land;
 - Repairs: Tenant repairing. Council will retain control and responsibility for maintaining external boundary walls;
 - Tenant Works: The tenant will install an office and café with changing rooms / WC's using shipping containers or a more permanent structure (subject to planning). The tenant will install one overhead tow line in the basin;
 - Costs: Each party to meet their own costs;
 - Other terms: As contained in standard commercial lease.

5. Next Steps

- 5.1 The Council will seek to enter into the lease with Edinburgh Wake Limited in accordance with the terms and conditions outlined within this report.
- 5.2 A planning application for a change to use to allow the Wakeboarding Centre to be established will be lodged by the tenant.

6. Financial impact

- 6.1 A new rental income of £22,000 will be generated for the General Property Account over the next 5 years.
- 6.2 Site security and maintenance costs will be passed to the tenant resulting in a revenue saving to the Council.

7. Stakeholder/Community Impact

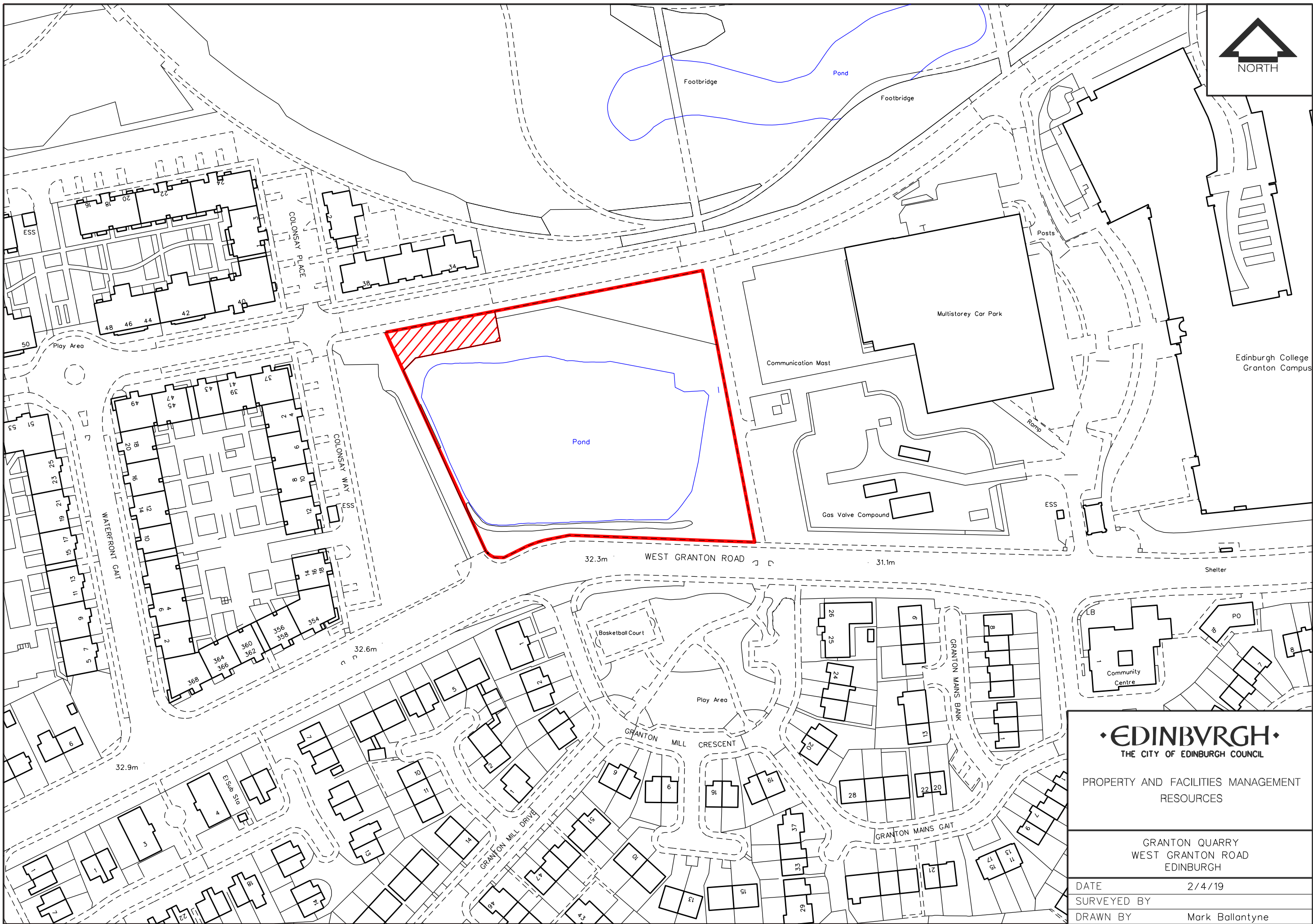
- 7.1 Ward elected members have been made aware of the recommendations of this report.

8. Background reading/external references

- 8.1 [Granton Waterfront Regeneration - Update Report to North West Locality Committee 30 January 2019.](#)

9. Appendices

- 9.1 Appendix 1 – Location Plan



SITE PLAN

SCALE 1:1250

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PROPERTY AND FACILITIES MANAGEMENT RESOURCES	
GRANTON QUARRY WEST GRANTON ROAD EDINBURGH	
DATE	2/4/19
SURVEYED BY	
DRAWN BY	Mark Ballantyne
SCALE	1:1250 @ A3 SIZE
NEG. NO.	A3/2103

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