

# Minutes

## Finance and Resources Committee

10.00am, Thursday 20 May 2021

**Present:**

Councillors Munn (Convener), Griffiths (Vice-Convener), Booth, Bruce, Corbett, Gordon, Hutchison, Johnston, Frank Ross (substituting for Councillor Rankin), Neil Ross and Watt.

### 1. **Hard Facilities Management Services Delivery Partners – Award of Contracts**

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#### 1.1 **Deputation by Unite CEC Branch**

The Committee agreed to hear a deputation from Unite CEC Branch in relation to the report on the award of contracts for hard facilities management services.

The deputation highlighted the following issues:

- The lack of awareness and consultation with the local Trade Union branch and staff about the proposed contract award and its implications;
- The cost of the contract proposed to be awarded to large companies and the public perception of this at a time when Edinburgh was recovering from the Covid-19 pandemic and economic recovery should be supported;
- The Council should look at which elements of the service could be retained in-house and the importance of this for creating jobs in Edinburgh;
- Trade Union concerns that the proposals indicated a direction of privatisation of Council services; and
- The potential impact on staff, job security and their wellbeing.

The deputation requested that the Committee considered the points raised in making their decision.

#### 1.2 **Report by the Executive Director of Resources**

Approval was sought for the award of two contracts for the delivery of hard facilities management services following a procurement process, for a value of up to £18m per year. The contracts would be for a seven-year period with an option to extend for a further three years.

## Decision

- 1) To approve the award of two contracts, one with MITIE Technical Facilities Management Ltd and one with Skanska Construction UK Ltd to deliver Hard Facilities Management Services following a competitive procurement process to identify the most economically advantageous tenderers. The aggregate value of the contracts was estimated to be up to £18m per annum subject to the annual revenue budget setting process.
- 2) To note that the period for each contract was for 7 years with the option to extend for a further 3 years subject to performance reviews.
- 3) To note that existing contracts had been extended to 30 September 2021 to allow for the contract award process to take place and mobilisation of the successful tenderers to commence the new contracts on 1 October 2021.

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

## **2. Bingham Park Pavilion – Proposed New Lease**

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The Committee agreed to hear three deputations from the following organisations in relation to the report on the proposed new lease for Bingham Park Pavilion.

### **2.1 Deputation by Edina Hibs Football Club**

The deputation provided the Committee with information about their club and asked it to consider granting the lease to Edina Hibs Football Club. A written submission had also been circulated in advance of the meeting which members took into consideration.

### **2.2 Deputation by Bingham Athletic Community Football Club**

The deputation provided information about their club and asked the Committee to consider granting the lease to Bingham Athletic Community Football Club. A written submission had also been circulated in advance of the meeting which members took into consideration.

### **2.3 Deputation by Portobello Community Football Academy**

The deputation provided information about their club and asked the Committee to consider granting the lease to Portobello Community Football Academy.

### **2.4 Report by the Executive Director of Resources**

The report recommended that approval be given to grant the lease for Bingham Park Pavilion to Portobello Community Football Academy which was the existing tenant. The lease would be for a period of five years and subject to terms and conditions set out in the report.

## Decision

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- 1) To approve a 5-year lease of the sports pavilion at Bingham Park to Portobello Community Football Academy on the terms outlined in the report and on other terms and conditions to be agreed by the Executive Director of Resources.
- 2) To express hope that the interested parties could be involved in constructive dialogue towards a shared approach in the future.

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

### **3. Petition for Consideration: Remove all Defunct Statutory Repair Notices**

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A petition had been submitted to the Council relating to the current charge for information on outstanding statutory notices, and asked the Council to take action to remove notices for properties for which there was no debt outstanding.

The Committee heard the petitioner who had been invited to speak in support of his petition.

A report by the Chief Executive outlined the background to the issues highlighted by the petition and asked members to consider the course of action.

#### **Decision**

- 1) To note the terms of the petition 'Remove all defunct Statutory Repair Notices' as set out in Appendix 1 to the report by the Chief Executive.
- 2) To note that while the petition was invalid, the report provided background to the introduction of the charge.
- 3) To agree to hold a short-life working group to allow members to consider solutions to the issues raised by the petitioner and for this to inform a report that would come to committee in two cycles.

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

### **4. Minutes**

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#### **Decision**

To approve the minute of the Finance and Resources Committee of 4 March 2021 as a correct record.

### **5. Work Programme**

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The Finance and Resources Committee Work Programme as at May 2021 was submitted.

## **Decision**

To note the Work Programme.

(Reference – Work Programme of 20 May 2021, submitted.)

## **6. Rolling Actions Log**

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The Finance and Resources Committee Rolling Actions Log as at May 2021 was submitted.

## **Decision**

- 1) To agree to close the following actions:
  - Action 3 - Revenue Budget 2020/21: Progress Update
  - Action 4 - Tron Kirk, Edinburgh
  - Action 8 - Council Commercial Property Portfolio - Update Report
  - Action 13 - Workforce Dashboard – December 2020
  - Action 14 - Health and Safety Performance in 2020
- 2) To otherwise note the remaining outstanding actions.

(Reference – Rolling Actions Log of 20 May 2021, submitted.)

## **7. Business Bulletin**

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The Finance and Resources Committee Business Bulletin for May 2021 was submitted.

## **Decision**

To note the Business Bulletin.

(Reference – Business Bulletin, 20 May 2021, submitted.)

## **8. Revenue Budget Framework 2021/26 Update**

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An update report presented members with the projected revenue outturn position for 2020/21, as well as a number of proposed changes to financial planning assumptions affecting future years of the budget framework.

Additional revenue funding had been received late in 2020/21 and the report noted the availability of one-off resources of £20.150m to address budget pressures, anticipated shortfalls in savings delivery and other member priorities in 2021/22 and 2022/23. It

was also noted that there remained significant projected funding gaps in future years which would require to be addressed by a sustainable savings plan rooted in the priorities of the Council's Business Plan.

### **Decision**

- 1) To note that a balanced revenue outturn for 2020/21 continued to be forecast.
- 2) To note that, following the receipt of significant additional COVID-related funding late in 2020/21, up to £20.150m was available to address budget pressures, anticipated savings delivery shortfalls and member priorities in 2021/22 and 2022/23.
- 3) To refer, on this basis, the report to Council on 27 May 2021 for decision on funding available.
- 4) To note, nonetheless, that the medium- to longer-term impacts of the pandemic and other key risk factors would continue to be kept under active review.
- 5) To note the more fundamental need to initiate by Autumn 2021 a comprehensive savings programme, rooted in the priorities set out within the Council's Business Plan, to address the estimated revenue funding gap.
- 6) To agree to provide a briefing on the process and outcomes of the two feasibility studies.
- 7) To agree to provide further detail on the £1.2m cost for Prevention and Community Engagement.

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

## **9. Tron Kirk Update**

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An update was provided on the short term lease of the Tron Kirk and the report set out options available to the Council moving forward. It was recommended that the Council entered into an agreement with Scottish Historic Buildings Trust to advance the Council's short and long-term aspirations for the building.

### **Decision**

- 1) To note the current position regarding the previous short-term lease to Old Town Projects Limited (a subsidiary of Edinburgh World Heritage Trust).
- 2) To approve the proposal at Option B of entering into an agreement with Scottish Historic Buildings Trust on the terms set out in Appendix 2 to the report and other such terms to be agreed by the Executive Director of Resources.

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

## **10. Portobello Town Hall**

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Portobello Town Hall had been marketed for lease as a restoration opportunity as it was currently vacant and required significant capital investment due to its condition. A report outlined the bids received and recommended that the Council accepted the proposal by Portobello Central Ltd, a not-for-profit company set up by the local community.

### **Decision**

- 1) To note the bids received for Portobello Town Hall following a marketing exercise.
- 2) To approve the bid, in principle, from Portobello Central Ltd subject to further discussions and engagement with the Council on the 20 Minute Neighbourhood proposals for Portobello.

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

## **11. 20 West Shore Road, Granton, Edinburgh – Proposed Ground Lease Acquisition and New Lease**

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An opportunity had arisen to acquire the interest of the tenant of the property at 20 West Shore Road, for which the Council owned the heritable interest and was subject to a ground lease to November 2104. This would allow the Council to let the property to a tenant in-keeping with the Granton Waterfront regeneration vision.

Approval was sought to acquire the ground lease interest and lease the property to Edinburgh Palette on the terms and conditions outlined in the report.

### **Decision**

- 1) To agree the purchase of the ground lease interest in the property at 20 West Shore Road.
- 2) To approve the use of Prudential Borrowing to fund the purchase.
- 3) To approve a 15-year lease of the property to Edinburgh Palette on the terms outlined in the report and on other terms and conditions to be agreed by the Executive Director of Resources.
- 4) To refer the report to Council for approval.

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

## **12. Waiver Extension – Building Energy Management System (BEMS)**

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A report advised the Committee of an extension to the contract for Building Energy Management System (BEMS) services, which had been awarded through a waiver of

the Contract Standing Orders, to run until 30 September 2021, at an estimated value of £250,000.

Approval was also sought for a three month extension to the contract to allow sufficient time for the procurement of a replacement service to be concluded.

### **Decision**

- 1) To note the contract extension for the BEMS services awarded to TESGL Limited until 30 September 2021, through a waiver of the Contract Standing Orders, at an estimated total cost of £250,000. This contract extension was awarded as an urgent decision in accordance with section 4.1 of the Council's Committee Terms of Reference and Delegated Functions by the Executive Director of Resources, in consultation with the Convener and Vice-Convener of the Finance and Resources Committee.
- 2) To approve a further 3-month extension of the contract from 1 October 2021 until 31 December 2021, at an estimated value of £125,000, to enable sufficient time for the procurement of the replacement service.

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

## **13. Local Government Pension Scheme – Employer Discretions Policy Statement**

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The Council was required by legislation to have an employer discretions policy statement covering the various discretions that are contained in the regulations, as an employer that was a member of the Local Government Pension Scheme. The Statement had been updated and was submitted for approval.

### **Decision**

- 1) To approve the Employer Discretions Policy Statement within the report by the Executive Director of Resources.
- 2) To note the inclusion of Regulation 17(1), TP15(1)(d) and A25(3), Shared Cost Additional Voluntary Contributions.

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

## **14. Workforce Dashboard**

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A summary was provided of workforce metrics for the core and flexible workforce, absence, transformation/redeployment, risk, and performance, for the period of February 2021.

## Decision

To note the workforce information contained in the dashboard.

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

## 15. Edinburgh Integration Joint Board – Contract Living Wage Uplift

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An update was provided on the Edinburgh Integration Joint Board's (EIJB) implementation of contract uplifts for 2021/22 including proposals relating to the national agreement on Fair Work and the Living Wage in Adult Social Care.

Approval was sought for the uplift of contracts by 2.2% with effect from April 2021, in accordance with the Direction from the EIJB. The report was required to be referred to Council as a shortfall in funding could result in a call on Council resources in 2021/22 and 2022/23.

### Decision

- 1) To note the Direction from the EIJB to uplift contracts by 2.2% with effect from April 2021.
- 2) To approve the uplift of contracts in accordance with the Direction from the EIJB.
- 3) To note that the EIJB had reflected an estimated £3.5m cost pressure arising from the 2020/21 national uplift of contracts within the overall 2021/22 EIJB revenue budget gap and that the EIJB Chief Officer and Chief Finance Officer were continuing to liaise with Scottish Government officials to seek a resolution to address this cost pressure in 2021/22.
- 4) To note that the national agreement was in place for 2021/22 only and that a commitment had been made by the Scottish Government and COSLA to undertake a policy review with the future approach to be fully considered and agreement sought by November 2021.
- 5) To refer the report to Council as any shortfall in funding could result in a call on Council resources of up to £3.5m in 2021/22 and up to £6.6m from 2022/23.

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

## 16. Contract Award Recommendations Report in Respect of 'Receipt and Composting of Garden Waste'

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Approval was sought to award a contract for 'Receipt and Composting of Garden Waste' to Forth Resource Management Limited, to commence on 1 July 2021 for an initial period of two years, with options to extend for up to two further periods of 12 months each, at a total estimated cost of £2,400,000.

## Decision

- 1) To approve the award of contract to Forth Resource Management Limited in respect of the 'Receipt and Composting of Garden Waste'.
- 2) To approve the commencement of the contract on 1 July 2021 for an initial period of two years, with options to extend for up to two further periods of 12 months each, at a total estimated cost of £2,400,000.

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

## 17. Collection and Reprocessing of Communal Glass

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Approval was sought for an extension to the current waiver to the Contract Standing Orders for the collection and reprocessing of mixed glass from communal glass banks and supermarket glass banks.

### Decision

- 1) To approve a 117-week extension to the current waiver to the Contract Standing Orders (waiver number 2445) with Viridor Waste Management Ltd for the collection and reprocessing of mixed glass from communal glass banks and supermarket glass banks.
- 2) To note the value of the 117-week extension of the current waiver would be in the region of £505,000.
- 3) To note the total value of the waiver including the 117-week extension would be in the region of £745,000.
- 4) To note this would ensure the continuity of service provision until a new contract for collection and reprocessing could be procured.
- 5) To note the potential impact at the commencement (anticipated to be July 2022) of the Deposit Return Scheme on volume of glass collected from households.

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

## 18. Fountainbridge Development Partner Appointment Recommendation

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A report sought approval to award a pre-development contract for the mixed use development on the Fountainbridge site, following the Housing and Economy Committee decision to take forward the development in March 2018.

### Motion

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- 1) To approve the award of a pre-development contract to Cruden Homes (East) Limited for the development at Fountainbridge, Edinburgh following a procurement process to identify the most economically advantageous tenderer, at a total cost of £1,109,937 for a period of 38 weeks.
- 2) To note that a further report would be brought to Committee following the completion of the pre-development period seeking approval of the final business case and authority to enter into a Development Agreement for delivery of the mixed-use development.
  - moved by Councillor Munn, seconded by Councillor Griffiths

### **Amendment**

- 1) To approve the award of a pre-development contract to Cruden Homes (East) Limited for the development at Fountainbridge, Edinburgh following a procurement process to identify the most economically advantageous tenderer, at a total cost of £1,109,937 for a period of 38 weeks.
- 2) To note that a further report would be brought to Committee following the completion of the pre-development period seeking approval of the final business case and authority to enter into a Development Agreement for delivery of the mixed-use development.
- 3) To note that the site masterplan had been the product of 10 years of pro-active community engagement and the expectation of high levels of continued engagement through both the pre-development and development phases.
- 4) To note the shared ambition by the community for the development to be an exemplar of zero carbon and wider sustainable development; that the economic model offered a range of opportunities for a variety of commercial, social enterprise and community businesses; and that the “Green Plan for Fountainbridge” published in 2019 should inform the approach to public realm development and its future management.
  - moved by Councillor Corbett, seconded by Councillor Booth

In accordance with Standing Order 22.12, the amendment was accepted as an addendum to the motion.

### **Decision**

- 1) To approve the award of a pre-development contract to Cruden Homes (East) Limited for the development at Fountainbridge, Edinburgh following a procurement process to identify the most economically advantageous tenderer, at a total cost of £1,109,937 for a period of 38 weeks.
- 2) To note that a further report would be brought to Committee following the completion of the pre-development period seeking approval of the final

business case and authority to enter into a Development Agreement for delivery of the mixed-use development.

- 3) To note that the site masterplan had been the product of 10 years of pro-active community engagement and the expectation of high levels of continued engagement through both the pre-development and development phases.
- 4) To note the shared ambition by the community for the development to be an exemplar of zero carbon and wider sustainable development; that the economic model offered a range of opportunities for a variety of commercial, social enterprise and community businesses; and that the “Green Plan for Fountainbridge” published in 2019 should inform the approach to public realm development and its future management.

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

## 19. Active Travel Investment Programme – Programme Management Office Support

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Approval was sought for the extension of the current waiver via the Council’s Contract Standing Orders with Turner and Townsend with support from Anturas Consulting for the continuing provision of Programme Management Office support for the Active Travel Investment Programme.

### Decision

- 1) To approve the extension of the current waiver via of the Council’s Contract Standing Orders with Turner and Townsend with support from Anturas Consulting, for the continuing provision of Programme Management Office support for the Active Travel Investment Programme.
- 2) To note that this would include project and commercial management for the City Centre West East Link scheme and for the development of prioritised transport actions within the Local Development Plan Action Programme.
- 3) To note that the value of the waiver would be £411,650.

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

## 20. Design Engineering Services for Active Travel Schemes

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Approval was sought for the retention of existing suppliers currently providing design engineering services for 14 active travel projects.

### Decision

- 1) To note that the Council commissioned design engineering suppliers for a number of active travel schemes utilising the Council’s previous Professional Services Framework, which had now expired.

- 2) To approve retention of these existing suppliers for the 14 projects listed in the report, via a new direct award commission under the Scotland Excel Framework (or alternative framework in the case of Capita Ltd).
- 3) To note that a new procurement process would be undertaken to appoint new suppliers using the Council's new Professional Services Framework for three further projects which were at an earlier stage in the design lifecycle.

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

## **21. Award of Additional supply of Ticket Vending Equipment – Edinburgh Trams**

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A report sought approval to issue an instruction to Edinburgh Trams to procure the renewal of the obsolete Ticket Vending equipment on the Edinburgh tram line and to procure new Ticket Vending equipment for the line to Newhaven by awarding a modification to the existing contract with Flowbird Transport Limited.

The report also noted an extension of the scope of the existing contract through a waiver of the Contract Standing Orders which was approved as an urgent decision.

### **Decision**

- 1) To approve the issue of an instruction to Edinburgh Trams to renew the obsolete Ticket Vending equipment for current line and purchase of the equipment required for the Newhaven extension through its contract with Flowbird Transport Limited.
- 2) To note the contract extension of the scope of the existing contract to update the ITSO certification awarded to Flowbird Transport Limited, through a waiver of the Contract Standing Orders, at an estimated total cost of £638,000. This contract extension was approved as an urgent decision in accordance with section 4.1 of the Council's Committee Terms of Reference and Delegated Functions by the Executive Director of Place, in consultation with the Convener and Vice-Convener of the Finance and Resources Committee.

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

## **22. Award of Contract: Support for People in Recovery from Drug and/or Alcohol Addiction**

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Approval was sought to award a contract to Cyrenians to deliver support for people in recovery from drug and/or alcohol addiction. The service would commence on 1 September 2021 for an initial period of 5 years with the option to extend for a further 3 years, at an estimated total cost of £1.4million.

### **Decision**

- 1) To approve the award of a contract for Support for People in Recovery from Drug and/or Alcohol Addiction to Cyrenians.
- 2) To approve the commencement of the contract on 1 September 2021 for an initial period of 5 years with the option to extend for a further 3 years, with a total estimated value of £1.4million.

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

### **23. Health and Social Care Contracting Update**

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An update was provided on the current Health and Social Care Partnership commissioning activity and how this impacted on contractual arrangements, including the requirement to waive the requirement of Contract Standing Orders to allow contracts to be extended at the expiry of the current contract duration.

#### **Decision**

To approve the waiver of Contract Standing Orders to allow the award of contract extensions to the providers for the value and duration as set out in the appendix to the report by the Chief Officer, Edinburgh Health and Social Care Partnership.

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

### **24. Award of Contract for Edinburgh and Midlothian Offending Recovery and Support Service**

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A report informed the Committee of the award of contract for the Edinburgh and Midlothian Offending Recovery and Support which was approved as an urgent decision. Delays in finalising the NHS Health Needs Assessment report to inform the requirement had impacted the timeline for this project.

#### **Decision**

- 1) To note the award of the contract for the Edinburgh and Midlothian Offending Recovery and Support Service to Change Grow Live by the Head of Safer and Stronger Communities in consultation with the Convener and Vice-Convener of the Committee under urgency provisions set out in paragraph 4.1 of the Committee Terms of Reference and Delegated Functions.
- 2) To note the period of contract was from 26 April 2021 to 25 April 2024 with the option to extend annually for a further two years. The estimated value of the contract was £2,076,835 (inclusive of extension options).

(Reference – report by the Head of Safer and Stronger Communities, submitted.)

### **25. Renewal of NHS Lothian Service Level Agreements**

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Approval was sought to award Service Level Agreement contracts to NHS Lothian, and for the extension of current arrangements as set out in the appendices to the report.

### **Decision**

- 1) To note the action taken by the Finance and Resources Committee on 5 March 2020 and by the Policy and Sustainability Committee on 25 June 2020 to extend the funding to NHS Lothian for twelve months. The request was submitted to ensure the continuity of the service for the financial year 20/21.
- 2) To approve the award of Service Level Agreement contracts to NHS Lothian for 24 months to the value of £1,912,605 listed at Appendix 1 to the report.
- 3) To approve the extension of the current arrangements with NHS Lothian for 12 months, to the value of £380,335, listed at Appendix 2 to the report.

(Reference – report by the Head of Safer and Stronger Communities, submitted.)

## **26. Early Years and Rising Rolls Programme Approvals**

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A report was presented on the Early Years and Rising Rolls Programme and sought approval to delegate authority to the Chief Executive, in consultation with the Finance and Resources Committee Convener and Vice-Convenor to authorise the approval of spend once tender processes had been completed. This action sought to mitigate any further delays in the delivery of the programme and assist the Council in meeting its commitments in respect of making early years provision more flexible.

### **Decision**

- 1) To approve that delegated authority be granted to the Chief Executive, in consultation with the Convener and Vice-Convenor of the Committee to:
  - I. Award a contract to Robertson Construction Group Limited to a value of no more than £13.5m to allow the completion of Craigentenny, Granton, Nether Currie, St John Vianney RC and St Mark's RC primary school nursery buildings.
  - II. Award a contract to the winning tenderer to a value of no more than £2.7m to allow the construction of the Community Hub at Ratho.
  - III. Award a contract to the winning tenderer to a value of no more than £2.4m to allow the construction of an extension of the nursery at Carrick Knowe Primary School.
  - IV. Award a contract to the winning tenderer to a value of no more than £2.5m to allow the construction of an extension of the nursery at Spinney Lane Nursery School.

- V. Award a contract to the winning tenderer to a value of no more than £2.8m to allow construction of a new classroom building at Sciennes Primary School.

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

## 27. Learning Estate Projects Procurement Update

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An update was provided on projects where construction had recently commenced following Committee approval in December 2020 to award contracts under delegated authority, and on projects which had been progressing through the design phase during the pandemic.

The Committee was asked to agree necessary next steps to proceed with construction.

### Decision

- 1) To note the update on the new primary schools being delivered in line with the growth of the city attributable to major housing development in the Local Development Plan and that further reports would be submitted to Committee for consideration before main construction contracts were awarded.
- 2) To approve the appointment of Faithful & Gould Limited for full design services for the replacement Currie High School project, with an estimated value of £3.6m, noting this project would now progress into RIBA Stage 4 including progression of an exercise to appoint a contractor for preconstruction services and also noting that a further report would be submitted to Committee for consideration before the main construction contract was awarded.
- 3) To approve the appointment of Arcadis LLP for full design services for the replacement Liberton High School project, with an estimated maximum value of £5.3m, noting this project would progress through RIBA stages 3 and 4 including progression of an exercise to appoint a contractor for preconstruction services and also noting that a further report would be submitted to Committee for consideration before the main construction contract was awarded.
- 4) To note the update on the design process for Wester Hailes Education Centre phase 2 and that a further report on the next stages would be provided to Committee later this year once a review of the procurement options had been completed.
- 5) To approve the procurement route outlined in the report for progression of the Trinity Phase 2 project utilising multidisciplinary design lot 11 of the Council's new Professional Services Framework for the direct appointment of Faithful & Gould Ltd for full design services with an estimated value of £3.3m.

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

## **28. Upper Floors, 137 Dundee Street, Edinburgh – Proposed New Lease**

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A report requested Committee consideration of NHS Lothian's request for a new 3-year concessionary lease on the terms and conditions outlined in the report for the upper floors at 137 Dundee Street, Edinburgh.

### **Decision**

To agree to grant a 3-year concessionary lease to NHS Lothian of the first, second and mezzanine floors above Fountainbridge Library, 137 Dundee 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.)

## **29. Lauriston Farm, Edinburgh – Proposed Lease**

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Approval was sought to lease land at Lauriston Farm, Edinburgh to Edinburgh Agroecology Co-op CIC on the terms and conditions outlined in the report.

### **Decision**

To approve a 25-year lease of the land at Lauriston Farm to Edinburgh Agroecology Co-op CIC 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.)

## **30. Land at 80 Niddrie Mains Road, Craigmillar – Proposed Acquisition**

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Approval was sought to acquire land at 80 Niddrie Mains Road, adjacent to the Council owned building formerly used as the East Local Office, to assist with the redevelopment of the wider site for a mix of affordable housing and ground floor commercial uses in line with wider regeneration objectives.

### **Decision**

To approve the purchase of the land at 80 Niddrie Mains Road, Craigmillar 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.)

### **31. Land at 50 Marine Drive, Cramond – Proposed Sale and New Lease**

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Approval was sought to grant a new 20-year ground lease of land surrounding the premises at 50 Marine Drive, Cramond, as well as the sale of the small patio area and walkway around the property, immediately adjacent, on the terms and conditions outlined in the report.

#### **Decision**

To approve the sale of a small area of land along with a new ground lease at 50 Marine Drive, Cramond to Boardwalk Beach Club Ltd, 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.)

### **32. 49 North Fort Street, Edinburgh – Proposed New Lease**

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Approval was sought for a 10-year lease of premises at 49 North Fort Street on the terms and conditions outlined in the report.

#### **Decision**

To approve a 10-year to lease to Sodexo Limited of premises at 49 North Fort Street, Leith, 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. Kingsknowe Park Pavilion and Football Pitches, 25 Dovecot Road, Edinburgh – Proposed New Lease**

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Approval was sought to grant a new 25-year lease of the Kingsknowe Park Pavilion and football pitches at Dovecot Road which had been occupied by Currie Star Football Club since 1997.

#### **Decision**

To approve a new 25-year lease of the clubhouse and grounds, Kingsknowe Park Pavilion and Football Park, Dovecot Road, Edinburgh to Currie Star Football Club 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. 23 Union Street, Edinburgh – Proposed New Lease**

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A report sought approval to grant a new lease to Santu Coffee, on the terms and conditions outlined in the report, following their selection as the preferred bidder for the property.

#### **Decision**

To approve a new 10-year lease to Santu Coffee at 23 Union 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.)

### **35. 137 Lauriston Place, Edinburgh – Proposed Lease Extension**

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Approval was sought for a 20 year lease extension for premises at 137 Lauriston Place, as requested by the tenant.

#### **Decision**

To approve a 20-year lease extension to Dragon Fly Edinburgh Limited of the premises at 137 Lauriston Place, Edinburgh 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 the Executive Director of Resources, submitted.)

### **36. 328 and 330 West Granton Road, Granton – Proposed Acquisition**

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An opportunity had arisen for the Council to acquire vacant retail units to consolidate the Council's ownership and assist with the wider Granton regeneration. Approval was sought to purchase the units at 328 and 330 West Granton Road.

#### **Decision**

To approve the purchase of the retail units at 328 and 330 West Granton 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.)

### **37. Internal Audit: Overdue Findings and Key Performance Indicators as at 10 February 2021 – referral from the Governance, Risk and Best Value Committee**

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The Governance, Risk and Best Value Committee had referred a report to the Finance and Resources Committee on the internal audit overdue findings and key performance indicators for information.

#### **Decision**

To note the report.

(Reference – referral from the Governance, Risk and Best Value Committee, submitted.)

### **38. Commercial Property Portfolio - Update**

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The Committee, in terms of Section 50(A)(4) of the Local Government (Scotland) Act 1973, excluded the public from the meeting during consideration of the following item of business for the reason that it involved the likely disclosure of exempt information as defined in Paragraph 9 Part 1 of Schedule 7(A) of the Act.

An update was provided on the implementation of assistance to Council tenants occupying commercial properties during the Covid-19 pandemic.

#### **Decision**

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

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

### **39. Leith Links Lease Restructure Update**

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The Committee, in terms of Section 50(A)(4) of the Local Government (Scotland) Act 1973, excluded the public from the meeting during consideration of the following item of business for the reason that it involved the likely disclosure of exempt information as defined in Paragraph 12 Part 1 of Schedule 7(A) of the Act.

The Committee considered a report on whether to proceed with the final stage of a lease restructure at Leith Links.

#### **Decision**

- 1) To agree to proceed with the final stage of the lease restructures at Leith Links involving Leith Community Crops in Pots and Leith Athletic.

- 2) To approve that the lease to Leith Athletic was extended from 10-years to 25-years and that mutual five yearly break options were introduced into both outstanding leases.

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

#### **40. Statutory Repairs Debt Write-Off**

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The Committee, in terms of Section 50(A)(4) of the Local Government (Scotland) Act 1973, excluded the public from the meeting during consideration of the following item of business for the reason that it involved the likely disclosure of exempt information as defined in Paragraph 6 Part 1 of Schedule 7(A) of the Act.

A report informed the Committee of statutory repair work debts which were outstanding and deemed uncollectable and therefore recommended for write-off.

#### **Decision**

To agree the write-off of Statutory Repair work debts.

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