

Finance and Resources Committee

10.00am, Thursday, 3 December 2020

Gilmore Park, Fountainbridge, Edinburgh – Proposed Substation Lease

Executive/routine	Routine
Wards	Ward 9 – Fountainbridge / Craiglockhart
Council Commitments	<u>2</u>

1. Recommendations

- 1.1 That Committee approves a 146-year ground lease to SPD Distribution Plc of land at Gilmore Park, Fountainbridge, Edinburgh 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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Property and Facilities Management Division, Resources Directorate

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Report

Gilmore Park, Fountainbridge, Edinburgh – Proposed Substation Lease

2. Executive Summary

- 2.1 The proposed development of the Council owned and at Fountainbridge requires a relocation of an existing substation. The report seeks approval to grant a 146-year ground lease on land at Gilmore Park, Fountainbridge on the terms and conditions outlined in the report.

3. Background

- 3.1 The Council are currently seeking a development partner to deliver a mixed-use scheme on the Council owned former brewery site at Fountainbridge.
- 3.2 An existing Scottish Power substation sits on part of the Council owned land at Viewforth. The proposed residential development for this part of the site requires the removal of the substation to an alternative location within the development.
- 3.3 Working together with Scottish Power, an alternative site has been identified on the eastern side of Gilmore Park as shown outlined and hatched in red on the attached plan. The area extends to approximately 530 sq m (5,705 sq ft).

4. Main report

- 4.1 The following terms have been provisionally agreed:
- Subjects 530 sq m (or thereby) to east of Gilmore Park, Fountainbridge, Edinburgh;
 - Lease: 146 years from date of entry;
 - Rent: £1.00 per annum;
 - Use: Substation;
 - Repairs: Tenant full repairing and insuring obligation;
 - Costs: Both parties liable for their own costs;

- Other Terms: Planning permission required for substation.

4.2 Scottish Power will undertake to deliver the new substation on the land prior to the decommissioning and demolition of the existing substation at Viewforth.

5. Next Steps

5.1 Following Committee approval, Legal Services will be instructed to progress the preparation of a new lease.

6. Financial impact

6.1 There will be limited direct financial benefit to the Council from this lease however the relocation will support the mixed-use development at Fountainbridge.

7. Stakeholder/Community Impact

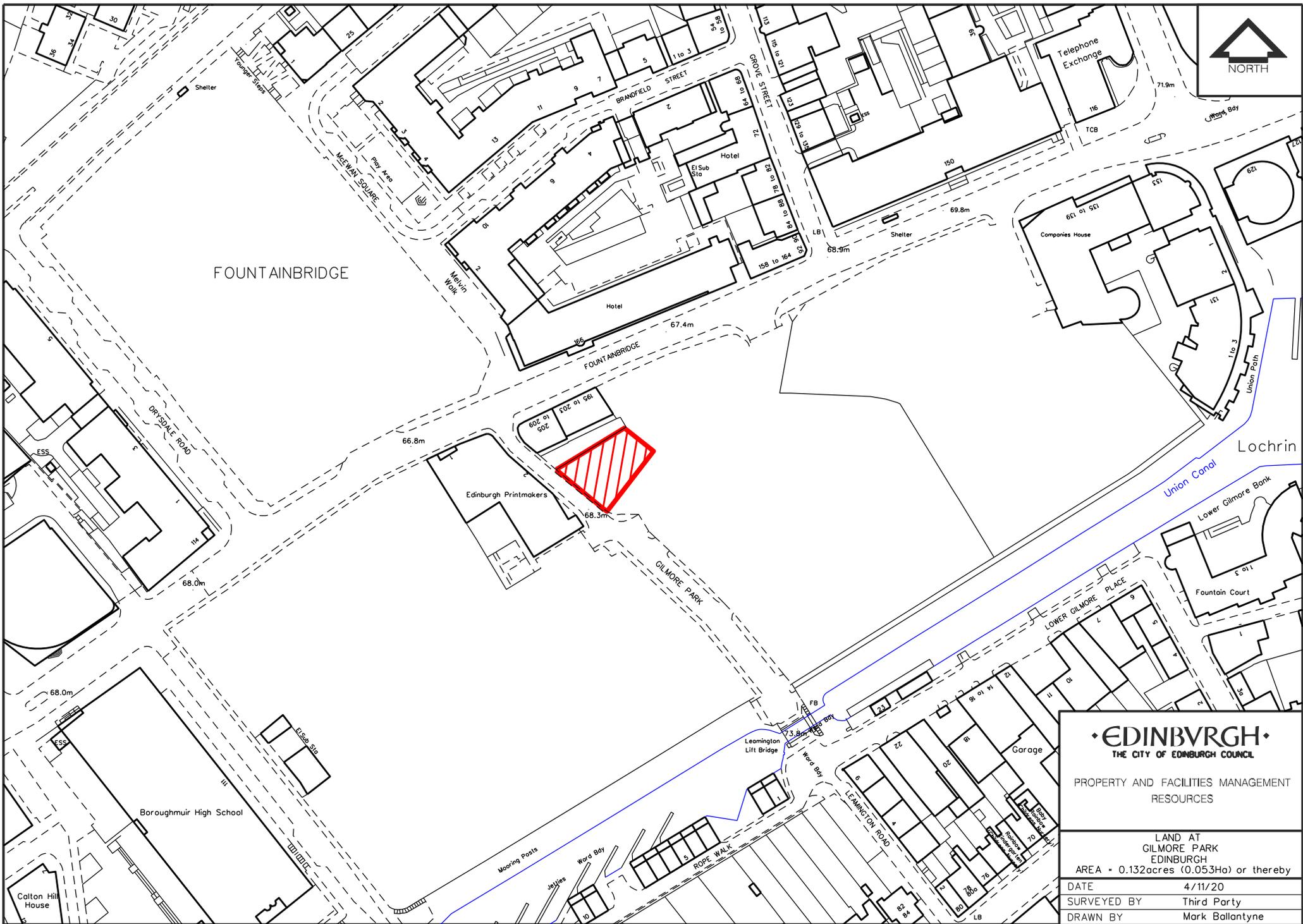
7.1 Ward members have been made aware of the recommendations of the report.

8. Background reading/external references

8.1 Not applicable.

9. Appendices

9.1 Appendix 1 – Location Plan



LOCATION PLAN

SCALE 1:1250

EDINBURGH
THE CITY OF EDINBURGH COUNCIL

PROPERTY AND FACILITIES MANAGEMENT
RESOURCES

LAND AT GILMORE PARK EDINBURGH	
AREA - 0.132acres (0.053Ha) or thereby	
DATE	4/11/20
SURVEYED BY	Third Party
DRAWN BY	Mark Ballantyne
SCALE	1:1250 : A3 SIZE
NEG. NO.	A3/2297

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