

Finance and Resources Committee

10.00am, Thursday, 4 March 2021

141 Lauriston Place – Proposed Lease

Executive/routine	Routine
Wards	11 – City Centre
Council Commitments	2.18

1. Recommendations

- 1.1 That Committee approves a 1-year lease of the property at 141 Lauriston Place 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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Report

141 Lauriston Place – Proposed Lease

2. Executive Summary

- 2.1 The property at 141 Lauriston Place was vacated in September 2020. Cargo Bike Movement, an organisation set up to promote a sustainable food delivery model for the city, have approached the Council to take an initial one-year lease of the unit. This report seeks approval to let the unit to Cargo Bike Movement on the terms and conditions outlined in the report.

3. Background

- 3.1 141 Lauriston Place comprises the ground floor of a four-storey modern tenement block that forms part of a parade of retail units in the Tollcross area, as shown outlined in red on the attached plan. The unit extends to approximately 154.04 sq. m (1,663 sq. ft) over ground and basement floors.
- 3.2 Until recently the property was occupied by Forest Café who vacated the property with an agreed termination of their lease effective from 30 September 2020.
- 3.3 The intention was for the property to be placed on the market for let in early 2021 but this has been delayed due to current lockdown restrictions. Notwithstanding this, a number of parties had expressed an interest.
- 3.4 Cargo Bike Movement CIC (CBM) approached the Council to seek a lease in order to secure a property for this new initiative. CBM was established, in April 2020, in response to the first national Covid-19 lockdown. The aim of the organisation is to bring together cargo bikes and willing volunteers to respond to the concern of food insecurity. It is a Community Interest Company, which exists to benefit communities rather than private shareholders.
- 3.5 The operational model of CBM is to (1) Promote the use of cargo bikes to limit the number of regular journeys made by motorised vehicles; and (2) Using cargo bikes to support the redistribution of surplus food from supermarkets to local charities working to support vulnerable members of society through several foodbanks and charities combating food poverty.
- 3.6 CBM has identified several wellbeing benefits to Edinburgh's in numerous ways:
- Removing fossil-fuelled vehicles improves air quality;

- Limiting the number of motorised vehicles increases the safety and equality on roads.
- Using bikes to travel around the city is a highly efficient way to travel, reducing congestion;
- Increase the wellbeing for a variety of stakeholders.

3.7 Lauriston Place has been identified by CBM as being a suitable base from which to establish the project. The project has received funding from Paths for All, Sustrans and Transport Scotland which includes monies to cover premises occupation costs.

4. Main report

4.1 The following terms have been provisionally agreed:

- Subjects: 141 Lauriston Place, Edinburgh;
- Tenant: Cargo Bike Movement CIC (SC680328)
- Lease: 1 year lease from 1 April 2021;
- Rent: £18,500 per annum plus VAT;
- Use: Class 1 retail use;
- Repairs: Tenant full repairing and insuring obligation;
- Costs: Tenant responsible for all the Councils legal costs; and,
- Other Terms: As contained in the standard Council missive of let.

4.2 The rent under the proposed missive is reflective of the current market rent of the property.

4.3 By agreeing a direct lease to CBM, other interested parties will be prevented from making a bid to occupy the property. However a direct transfer of an asset is justified when additional benefits empower communities and align with local and national priorities to enable the delivery of Best Value across the public sector as a whole. The benefits should also contribute to the authority's policy objectives and local priorities.

5. Next Steps

5.1 Following Committee approval, the missive of let will be agreed with the tenant.

6. Financial impact

6.1 Effective from 1 April 2021, a rent of £18,500 will be payable to the General Fund.

7. Stakeholder/Community Impact

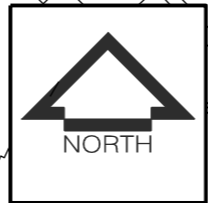
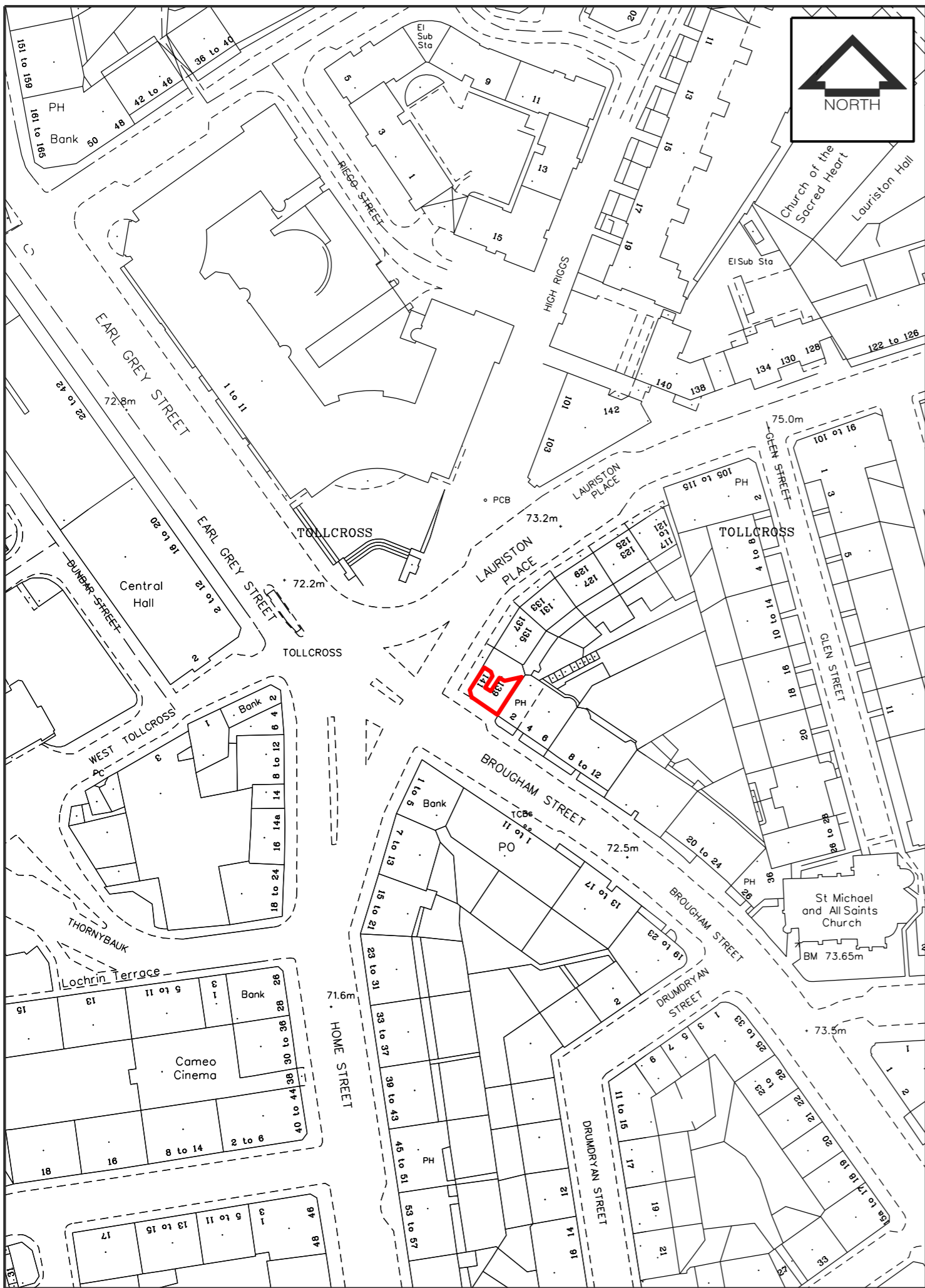
7.1 Ward members have been made aware of the recommendations of the report.

8. Background reading/external references

8.1 Not applicable.

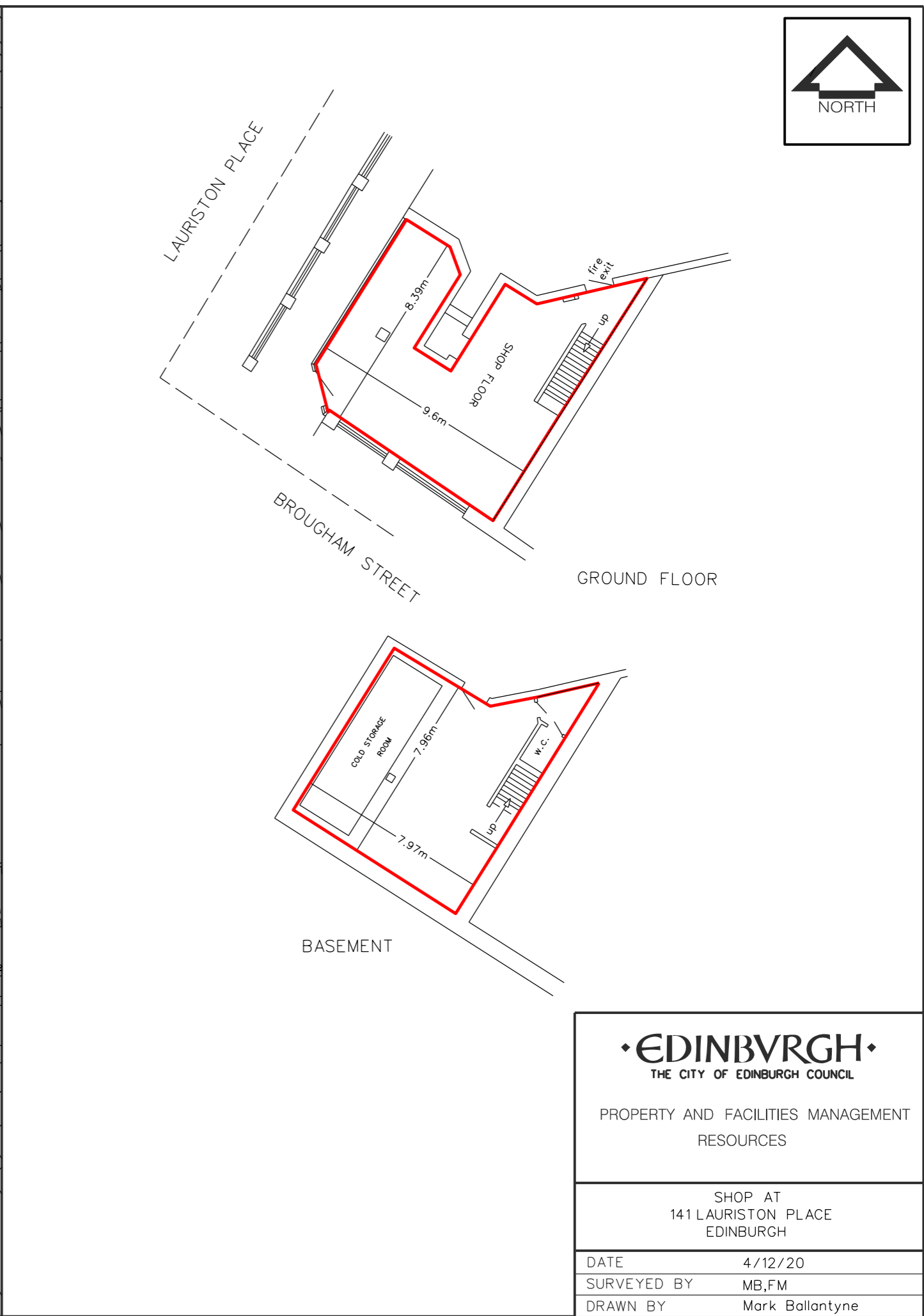
9. Appendices

9.1 Appendix 1 – Location Plan



LOCATION PLAN

SCALE 1:1250



SITE PLAN

SCALE 1:200

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PROPERTY AND FACILITIES MANAGEMENT RESOURCES	
SHOP AT 141 LAURISTON PLACE EDINBURGH	
DATE	4/12/20
SURVEYED BY	MB,FM
DRAWN BY	Mark Ballantyne
SCALE	1:1250 @ A3 SIZE
NEG. NO.	A3/1165