

Finance and Resources Committee

10.00am, Thursday, 20 May 2021

Land at 80 Niddrie Mains Road, Craigmillar – Proposed Acquisition

Executive/routine	Routine
Wards	17– Portobello/Craigmillar
Council Commitments	

1. Recommendations

- 1.1 That Committee approves the purchase of the land at 80 Niddrie Mains Road, Craigmillar 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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Land at 80 Niddrie Mains Road, Craigmillar – Proposed Acquisition

2. Executive Summary

- 2.1 The land at 80 Niddrie Mains Road is adjacent to the Council owned building formerly used as the East Local Office. This report seeks approval to acquire the land 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.

3. Background

- 3.1 The Council owns the majority of an area of land on the South side of Niddrie Mains Road, opposite the new locality office building. The main building on this land, which used to be the East Local Office Building, is owned by the council and currently leased out to commercial businesses and there is one unit within the building, 84 Niddrie Mains Road, which is in private ownership. The Council ownership is shaded blue on the plan attached as Appendix 1.
- 3.2 There is an area of land, extending to approximately 0.1 hectares (0.25 acres) as shown outlined in red on the plan, located to the south-west of the former East Local Office Building, which is also in private ownership.
- 3.3 The regeneration of Craigmillar has taken place over several years based on the principles of the Craigmillar Urban Design Framework which sets out the strategy and desire to see this area redeveloped in a cohesive way. Whilst a number of new housing developments have been delivered by the Council, housing associations and private developers, further development is needed to complete the regeneration of the area around the “high street”.
- 3.4 The owner of the land at 80 Niddrie Mains Road initially indicated a desire to develop 8 flats but planning permission was refused for a residential scheme on the site in isolation. After discussions with the landowner, a plan has been developed in partnership that would enable the practical phased redevelopment of the former local office site and surrounding land. The Council now has an opportunity to acquire the third-party interest to achieve that outcome.

4. Main report

- 4.1 To assist with the negotiations to purchase the land, the Council instructed an independent valuation of the site based on the landowners revised development plans for 8 residential units.
- 4.2 The valuation produced a land value of £300,000 noting that given “the Council’s wider landholdings in the immediate vicinity and the Council’s ongoing involvement in the wider regeneration of Craigmillar, we have given consideration to the potential for a special purchaser situation to arise should the Council attempt to purchase the site”.
- 4.3 An independent valuation instructed by the purchaser has reported a figure of £350,000. Subsequently the landowner made an offer to sell the land to the Council at this level. Based on the strategic sense in acquiring the site and the special purchaser interest of the Council it is recommended to pursue a purchase at this level
- 4.1 The purchase has been agreed on the following terms:
- Subjects Land at 80 Niddrie Mains Road;
 - Vendor: Private individual;
 - Price: £350,000 (plus LBTT);
 - Costs: CEC to meet the seller’s reasonable legal costs

5. Next Steps

- 5.1 Subject to Committee approval, the Council Solicitor will be instructed to progress the purchase of the property.

6. Financial impact

- 6.1 The purchase price, including LBTT, will be funded by the Housing Revenue Account.

7. Stakeholder/Community Impact

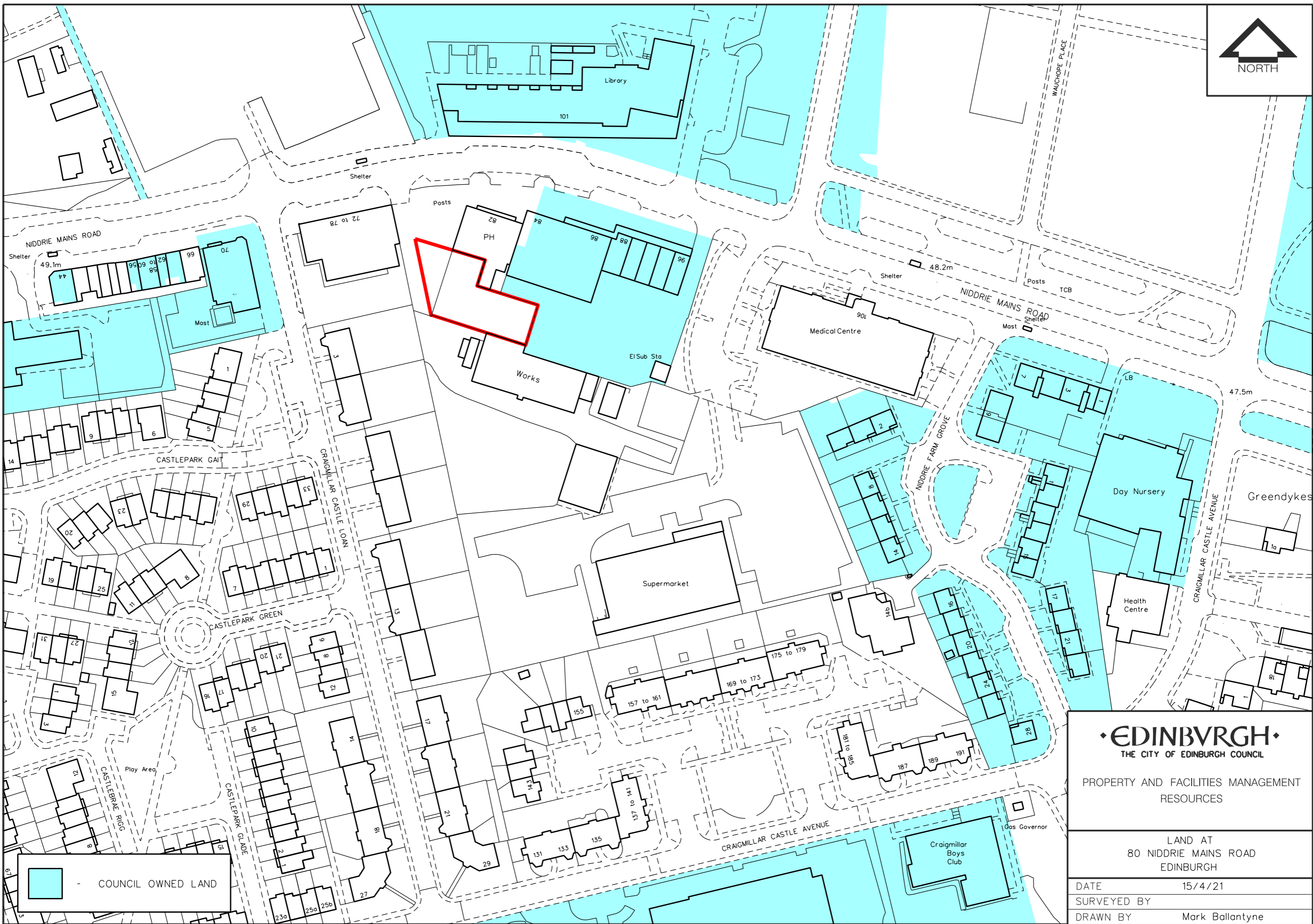
- 7.1 Ward members have been made aware of the recommendations of the report.

8. Background reading/external references

- 8.1 Not applicable.

9. Appendices

9.1 Appendix 1 – Location Plan



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PROPERTY AND FACILITIES MANAGEMENT RESOURCES	
LAND AT 80 NIDDRIE MAINS ROAD EDINBURGH	
DATE	15/4/21
SURVEYED BY	
DRAWN BY	Mark Ballantyne
SCALE	N.T.S.
NEG. NO.	A3/1911a

SITE PLAN

PHOTOGRAPHICALLY REDUCED NOT TO SCALE