

Finance and Resources Committee

10.00am, Thursday, 10 November 2022

Land at Meadowbank – Proposed Acquisition

Executive/routine	Routine
Wards	14 – Craigentinny/Duddingston
Council Commitments	

1. Recommendations

- 1.1 Finance and Resources Committee is asked to approve the acquisition of 751 sq m of land at Meadowbank from the Earl of Moray on the terms and conditions outlined in this report.

Paul Lawrence

Executive Director of Place

Contact: Graeme McGartland, Head of Estates

E-mail: graeme.mcgartland@edinburgh.gov.uk | Tel: 0131 529 5956

Report

Land at Meadowbank – Proposed Acquisition

2. Executive Summary

- 2.1 In March 2022, The Edinburgh Meadowbank Group were awarded a pre-development contract for the housing led development located at Meadowbank, Edinburgh. As work has progressed on the contract, a title issue has arisen with two small areas of land that remain in the ownership of the Earl of Moray. This report seeks approval to acquire the two areas on land in question on the terms and conditions outlined in the report.

3. Background

- 3.1 The Edinburgh Meadowbank Group, (a consortium comprising of John Graham Holdings, Panacea Property Development and Miller Homes) were awarded a pre-development contract for the housing led development at Meadowbank following approval by the Finance and Resources Committee on [3 March 2022](#).
- 3.2 As work has continued with the contract, detailed examination of the title has revealed that two small areas of land, despite forming part of the sports centre site, are not within the ownership of the Council. Both sites, which extend in total to 751 sqm, as shown outlined in red on the plan in Appendix 1 are owned by the Earl of Moray. It is likely that the land was originally part of the Earl of Moray's Estate of Restalrig. The two areas of land, based on historic ordnance survey maps, appear to have aligned with the former Clockmill Road.
- 3.3 It is important that the Council acquires title to the land within a reasonable timeframe to allow the developer to start on site within their contractual programme during 2023. Therefore, in parallel to the negotiations with the Moray Estates (acting on behalf of the Earl of Moray), the Council obtained approval to commence a compulsory purchase (CPO) process at the Planning Committee on [31 August 2022](#). The CPO was a safeguard measure and would only be implemented if the land could not be acquired by agreement before the Development Agreement is awarded, which is expected to be May 2023.

4. Main report

- 4.1 The Council contacted Moray Estates in order to negotiate a purchase of the land in question.
- 4.2 The following terms have been provisionally agreed:
 - 4.1.1 Subjects: land extending to 108 sqm and 643 sqm as shown outlined in red on the attached plan;
 - 4.1.2 Vendor: The Earl of Moray;
 - 4.1.3 Purchase Price: £250,000; and
 - 4.1.4 Costs: the Council will cover all costs reasonably incurred by the Vendor.
- 4.3 The Council has sought independent advice on the proposed purchase price, which has confirmed that through negotiation best value has been achieved.

5. Next Steps

- 5.1 Following approval of the terms by Committee, Legal Services will be instructed to progress with the documentation to complete the acquisition of the two areas of land.

6. Financial impact

- 6.1 The purchase price of £250,000 will be funded by the Housing Revenue Account (HRA). In addition, the reasonably incurred legal and surveyor fees of Moray Estates will be covered.

7. Stakeholder/Community Impact

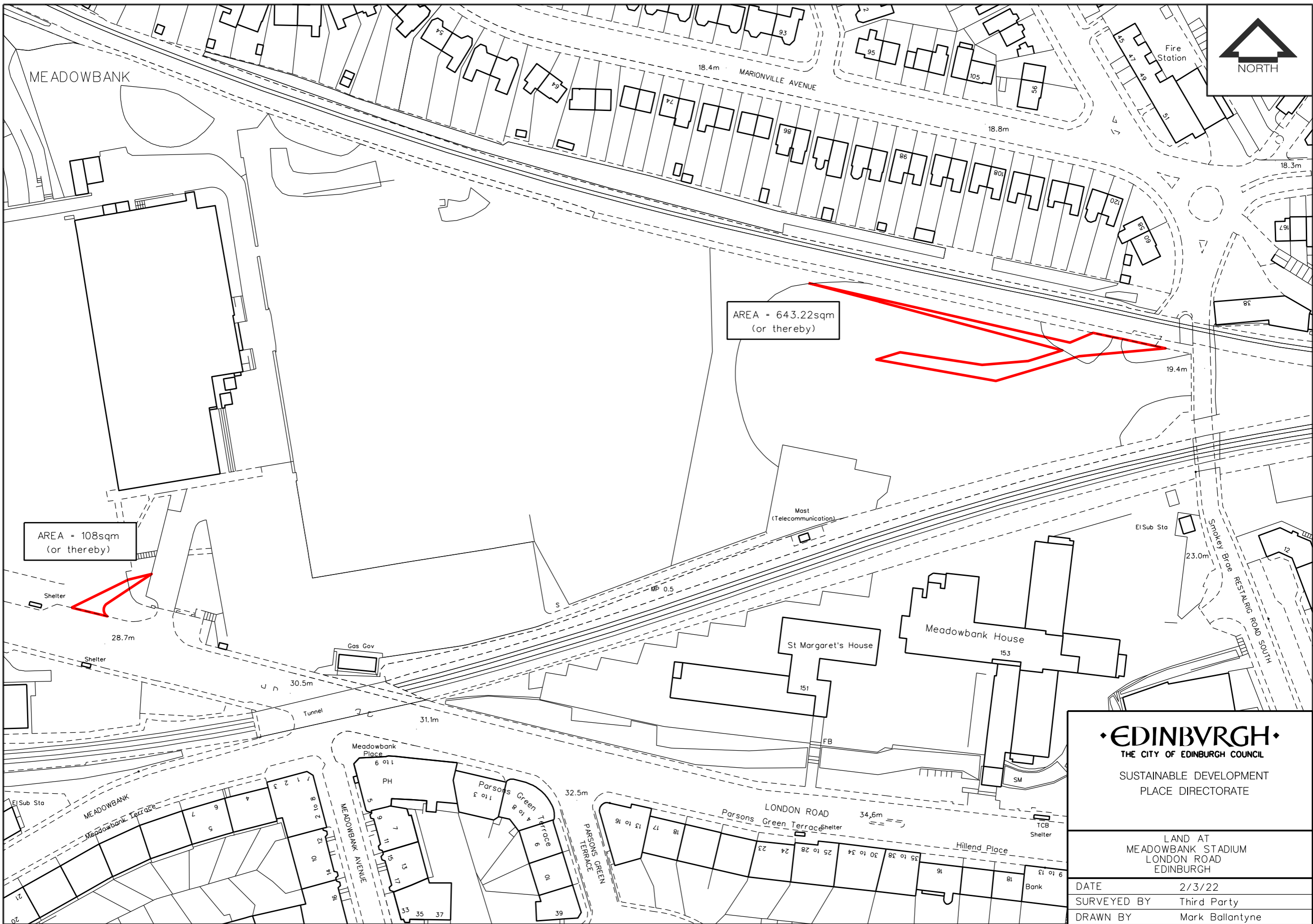
- 7.1 Ward members have been made aware of the recommendations of the report.

8. Background reading/external references

- 8.1 [Award of Pre-Development Contract for Meadowbank Mixed Use Development](#) – Finance and Resources Committee 3 March 2022.
- 8.2 [Proposed Compulsory Purchase Order - Meadowbank Housing Development Site](#) Planning Committee 31 August 2022.

9. Appendices

- 9.1 Appendix 1 – Location plan.



MEADOWBANK

18.4m MARIONVILLE AVENUE

18.8m

Fire Station

NORTH

AREA = 643.22sqm
(or thereby)

AREA = 108sqm
(or thereby)

Shelter

28.7m

Shelter

30.5m

Tunnel

31.1m

Meadowbank Place

PH

Parsons Green Terrace

32.5m

LONDON ROAD

Parsons Green Terrace

34.6m

Hillend Place

DATE 2/3/22

SURVEYED BY Third Party

DRAWN BY Mark Ballantyne

SCALE 1:1250 @ A3 SIZE

NEG. NO. A3/1288a

• EDINBURGH •
THE CITY OF EDINBURGH COUNCIL

SUSTAINABLE DEVELOPMENT
PLACE DIRECTORATE

LAND AT
MEADOWBANK STADIUM
LONDON ROAD
EDINBURGH

SITE PLAN

SCALE 1:1250

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