

Finance and Resources Committee

10.00am, Tuesday, 20 June 2023

Lauriston Castle Gate House and Garden – Proposed Lease Restructure

Executive/routine Wards Council Commitments	Routine 1 – Almond
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1. Recommendations

- 1.1 That the Finance and Resources Committee approve a new 50-year lease to Alzheimer Scotland of Lauriston Castle Gate House and Garden, Edinburgh, on the terms and conditions outlined in the report.

Paul Lawrence

Executive Director of Place

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Report

Lauriston Castle Gate House and Garden – Proposed Lease Restructure

2. Executive Summary

- 2.1 Edinburgh Forget Me Not Garden Trust, Alzheimer Scotland and the Council have been working on a revised lease proposal to allow funding to be raised for refurbishment of the Lauriston Castle Gate House. This report seeks approval to grant a new lease on the terms and conditions outlined in the report.

3. Background

- 3.1 On [27 March 2018](#), following a referral from the Culture and Communities Committee, Committee approved a 25-year lease of the Lauriston Castle Gatehouse and its garden to Edinburgh Forget-Me-Not Garden (EFMNG), a locally based charity established to provide a city-wide facility for those suffering from dementia and their carers.
- 3.2 EFMNG's strategy was to initially create a memory garden, before beginning work to refurbish the lodge house to create a memory café. Having made a success of the garden, the increasing costs of refurbishing the gatehouse has led to a change of approach to assist in finding a solution for the funding gap for the project.

4. Main report

- 4.1 EFMNG working with one of their key stakeholders, Alzheimer Scotland, and the Council has proposed that the existing lease is terminated, and a new agreement put in place, on the following provisionally agree terms:
- 4.1.1 Subjects: Lauriston Castle Gatehouse Lodge (shown shaded blue) and Forget Me Not Garden (outlined in red), 2A Cramond Road South – as shown on attached plan;
 - 4.1.2 Tenant: Alzheimer Scotland;
 - 4.1.3 Sub Tenancy: EFMNG will occupy the garden through a memorandum of understanding with the tenant.

- 4.1.4 Date of entry: tbc – to coincide with the renunciation of the existing lease between City of Edinburgh Council and Edinburgh Forget-Me-Not-Garden
 - 4.1.5 Lease term: 50 years from date of entry;
 - 4.1.6 Break option: tenant has a break option at five (5) yearly intervals, on serving not less than 12 months written notice
 - 4.1.7 Rent: £1 per annum;
 - 4.1.8 Use: as a resource centre for dementia sufferers and their carers, along with ancillary uses;
 - 4.1.9 Repair: tenant full repairing liability subject to a schedule of condition; and
 - 4.1.10 Costs: each party responsible for their own legal costs.
- 4.2 Under the terms of the Memorandum of Understanding, Alzheimer Scotland will be responsible for upkeep and running of the lodge environment as a dementia support resource. EFMNG Trust will be responsible for maintenance and running of the garden.

5. Next Steps

- 5.1 Following approval of the terms by Committee, Legal Services will be instructed to progress with the documentation for the new lease, along with the renunciation of the existing lease in place.

6. Financial impact

- 6.1 There is no immediate financial impact on the Council as the existing lease is at already concessionary at £1 pa. The new longer lease will allow Alzheimer Scotland to target funding opportunities to refurbish the gatehouse for the proposed use.

7. Stakeholder/Community Impact

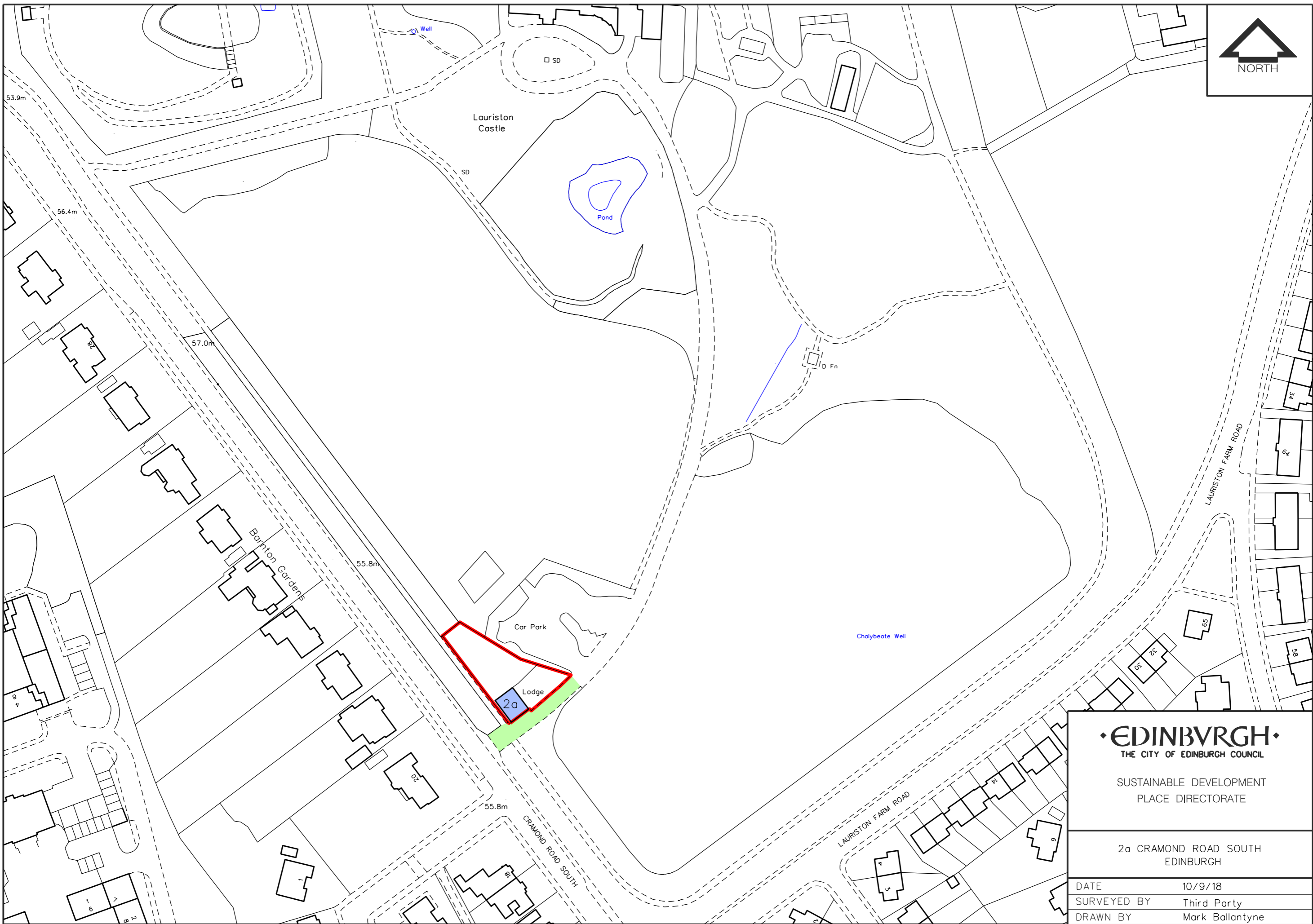
- 7.1 Ward members have been made aware of the recommendations of this report.

8. Background reading/external references

- 8.1 None.

9. Appendices

- 9.1 Appendix 1 – Location plan.



EDINBURGH
THE CITY OF EDINBURGH COUNCIL

SUSTAINABLE DEVELOPMENT
PLACE DIRECTORATE

2a CRAMOND ROAD SOUTH
EDINBURGH

DATE	10/9/18
SURVEYED BY	Third Party
DRAWN BY	Mark Ballantyne
SCALE	1:1250 @ A3 SIZE
NEG. NO.	A3/1862a

SITE PLAN

SCALE 1:1250

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