

Finance and Resources Committee

10.00am, Thursday, 21 September 2023

25B Spylaw Street, Edinburgh- Proposed Lease Extension

Executive/routine
Wards

Routine
8- Colinton/ Fairmilehead

1. Recommendations

- 1.1 That the Finance and Resources Committee approve a new 15-year lease to the 108th Pentland Scout Group at 25B Spylaw Street, Edinburgh, on the terms and conditions outlined in this report.

Paul Lawrence

Executive Director of Place

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2. Executive Summary

- 2.1 25B Spylaw Street is leased to 108th Pentland Scout Group with the agreement running on a year-to-year basis. This report seeks approval to grant a new 15-year lease, on the terms and conditions outlined in the report.

3. Background

- 3.1 The ground located at 25B Spylaw Street, Edinburgh, extends to approximately 345 sq m (3,700 sq ft) and is shown outlined in red, together with a vehicle access shaded blue, on the attached plan.
- 3.2 The 108th Pentland Scouts built a scout hall on the ground and have occupied the site since 1983 and on a historic lease agreement that runs on an annual concessionary basis with no rent charged. The tenant has requested a new 15-year lease and the opportunity is taken to modernise the lease and make it consistent with other similar lets.

4. Main report

- 4.1 The following terms have been provisionally agreed:
- 4.1.1 Subjects ground at 25B Spylaw Street, extending to 345 sq m;
 - 4.1.2 Tenant: 108th Pentland Scouts;
 - 4.1.3 Lease term: 15 years;
 - 4.1.4 Rent: £350 per annum;
 - 4.1.5 Rent Review: five yearly;
 - 4.1.6 Break Option: mutual break option on providing six months written notice;
 - 4.1.7 Repair: full repairing obligation; and
 - 4.1.8 Costs: each party responsible for their own costs.

4.2 The longer lease will allow the tenant to seek funding improve their facilities.

5. Next Steps

5.1 Following approval of the terms by the Finance and Resources Committee, solicitors will be instructed to conclude the legal documentation.

6. Financial impact

6.1 When the lease is completed, an annual rent will of £350 will be credited to the General Property Account. Under the previous concessionary lease, no rent had been charged.

7. Equality and Poverty Impact

7.1 It is not considered that there are any equality and poverty implications from extending a lease within the Council's commercial property portfolio.

8. Climate and Nature Emergency Implications

8.1 It is not considered that there are any direct Climate and Nature Emergency Implications from extending a lease within the Council's commercial property portfolio.

9. Risk, policy, compliance, governance and community impact

- 9.1 Ward members have been aware of the recommendations of this report.
- 9.2 The proposed lease is in keeping with the Commercial Property Portfolio Strategy that was approved by the Committee on 20 June 2023.

10. Background reading/external references

10.1 [Commercial Property Portfolio Strategy](#).

11. Appendices

11.1 Appendix 1 – Location plan.