

# Finance and Resources Committee

10.00am, Tuesday, 21 November 2023

## Juniper Green Tennis Club, Baberton Avenue, Edinburgh - Proposed New Lease

Executive/routine  
Wards

Routine  
2- Pentland Hills

### 1. Recommendations

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- 1.1 That the Finance and Resources Committee approve a new 25-year lease to Juniper Green Tennis Club at Baberton Avenue, Edinburgh on the terms outlined in this report.

**Paul Lawrence**

Executive Director of Place

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# Report

## Juniper Green Tennis Club, Baberton Avenue, Edinburgh - Proposed New Lease

### 2. Executive Summary

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- 2.1 Juniper Green Tennis Club have occupied the site at Baberton Avenue for several years and have requested a new formal lease agreement. This report seeks approval to grant a new 25-year lease on the terms in this report.

### 3. Background

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- 3.1 Juniper Green Tennis Club has occupied the site at Baberton Avenue for several years and the tenant has now requested a longer-term lease.
- 3.2 The grounds, which include a club house and two tennis courts, extend to 1,790sqm or thereby, as shown shaded on the attached plan.

### 4. Main report

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- 4.1 The following terms have been provisionally agreed:
- 4.1.1 Subjects: all and whole of the grounds and clubhouse extending to 1,790sqm;
  - 4.1.2 Tenant: Juniper Green Tennis Club;
  - 4.1.3 Lease term: 25 years from date of entry;
  - 4.1.4 Rent: years 1-5 zero rent, year 6 £600 (50%), year 7 £720 (60%), year 8 £900 (75%), year 9 £1,020 (85%), year 10 £1,200 (100%);
  - 4.1.5 Rent Review: five yearly (after year 10);
  - 4.1.6 Repair: full repairing obligation; and
  - 4.1.7 Costs: each party responsible for their own costs.

### 5. Next Steps

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- 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**

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- 6.1 When the lease is completed, an annual rent will of £600 will be credited to the Parks and Greenspace Account, from year six, rising to £1,200 in year ten. Under the previous agreement no rent had been charged.

## **7. Equality and Poverty Impact**

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- 7.1 This is a new 25-year lease to an existing tenant. It is not considered this proposal has any equality or poverty implications.

## **8. Climate and Nature Emergency Implications**

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- 8.1 It is considered there are no direct Climate and Nature Emergency Implications from offering a new lease to the established tenant.

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

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- 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 Committee on 20 June 2023.

## **10. Background reading/external references**

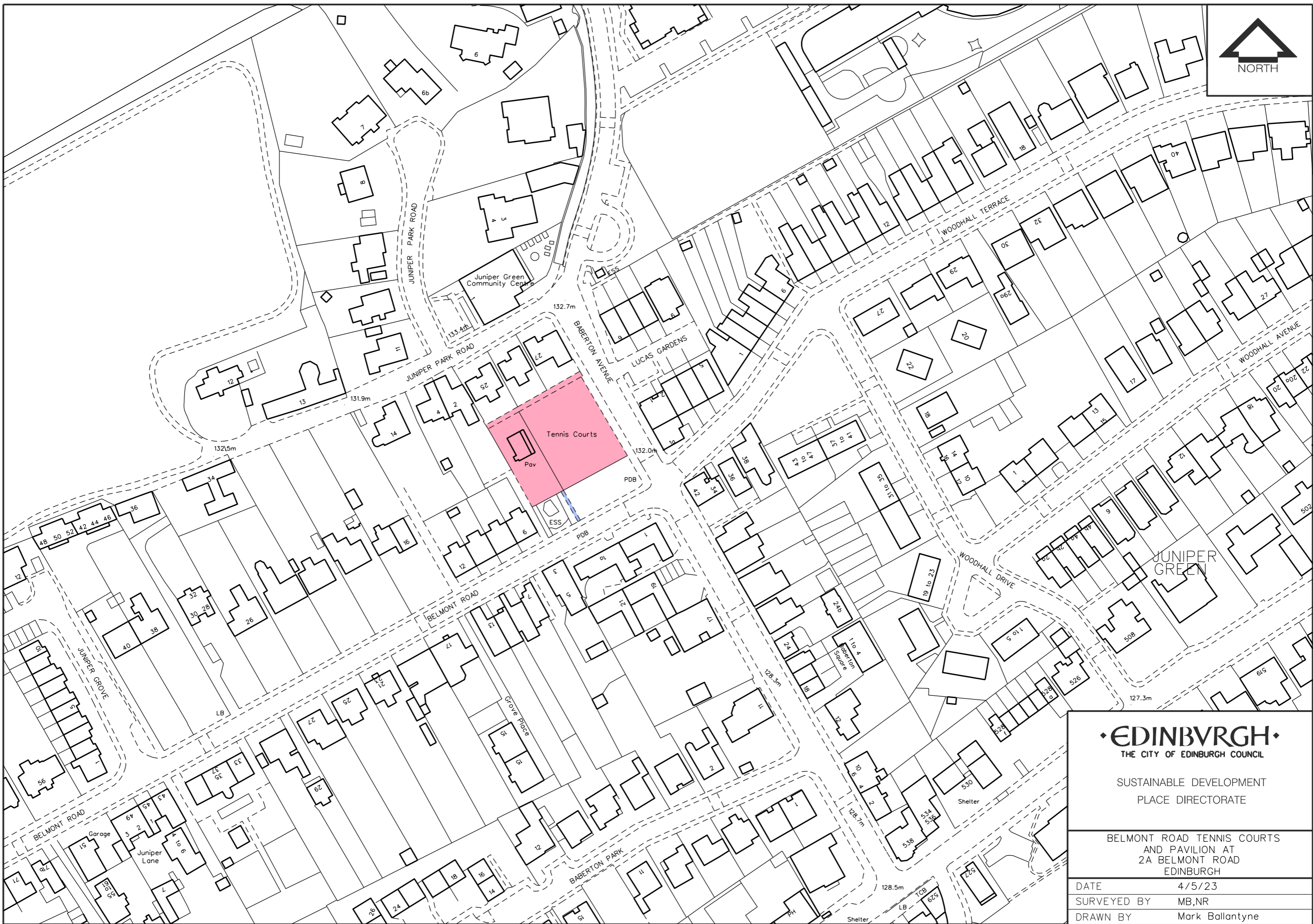
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- 10.1 [Commercial Property Portfolio Strategy](#).

## **11. Appendices**

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- 11.1 Appendix 1 – Location plan.



SITE PLAN

SCALE 1:1250

**EDINBURGH**  
THE CITY OF EDINBURGH COUNCIL

SUSTAINABLE DEVELOPMENT  
PLACE DIRECTORATE

BELMONT ROAD TENNIS COURTS  
AND PAVILION AT  
2A BELMONT ROAD  
EDINBURGH

DATE	4/5/23
SURVEYED BY	MB,NR
DRAWN BY	Mark Ballantyne
SCALE	1:1250 @ A3 SIZE
NEG. NO.	A3/2568a