

# Finance and Resources Committee

10.00am, Tuesday, 30 April 2024

## Land at Former Torphin Quarry, Edinburgh – Proposed Lease

Executive/routine  
Wards

Routine  
8 – Colinton/Fairmilehead

### 1. Recommendations

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- 1.1 That Finance and Resources Committee approve the lease of 1.506 hectares of land at Torphin Quarry, Edinburgh to Tiphereth on the terms set out in this report and on such other terms and conditions to be agreed by Executive Director of Place.

**Paul Lawrence**

Executive Director of Place

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## Land at Former Torphin Quarry, Edinburgh – Proposed Lease

### 2. Executive Summary

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- 2.1 Tiphereth, have leased a small part of the former Torphin Quarry for several years. To expand their activities the group are seeking a long ground lease of a larger area. This report seeks approval to progress the lease on the terms and conditions outlined in the report.

### 3. Background

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- 3.1 The former quarry at Torphin is located to the south of Juniper Green, on the southern side of Torphin Road.
- 3.2 Part of the site is currently let on a ground lease to Tiphereth, at a nominal rent, on which an office and workshop buildings have been developed.
- 3.3 Tiphereth was founded in 1987 and offers adults with learning disabilities meaningful work opportunities. Since the early 1990s they have used the site for local composting services, which collects green waste from 350 households in Colinton and converts it to compost. In addition, Tiphereth started a firewood processing business, which uses locally cut timber (mainly from the Edinburgh area) to produce high-quality firewood and lastly, the site is home to workshops and their main office, which was built in 2010.
- 3.4 To allow expansion of their activities Tiphereth have requested a long ground lease for a larger area of the former quarry extending to 1.506 hectares as shown shaded pink on the attached plan.

### 4. Main report

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- 4.1 The following terms have been provisionally agreed.
- 4.1.1 Subjects: 1.506 hectares (or thereby) at Torphin Quarry, Edinburgh;
- 4.1.2 Leasee: Tiphereth;

- 4.1.3 Term: 125 years from date of entry;
- 4.1.4 Initial premium: £40,000;
- 4.1.3 Rent: £1 per annum;
- 4.1.4 Use: composting, office and environmental projects;
- 4.1.5 Costs: tenant is responsible for the Council's reasonable incurred costs and corporate property fee.

## **5. Next Steps**

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- 5.1 Should Committee approve this lease, Legal Services will be instructed to progress with drafting the essential documentation for the proposed conditional disposal.

## **6. Financial impact**

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- 6.1 An initial premium of £40,000 will be received in financial year 2024/25. The value has been calculated using comparable land transactions in the area.

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

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- 7.1 The granting of this lease will secure the long-term future of the site which supports adults with learning disabilities.

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

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- 8.1 The impact on sustainability has been considered. There is no negative impact on the environment as the result of the proposed lease.

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

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- 9.1 Ward members have been informed of the recommendations contained within this report.

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

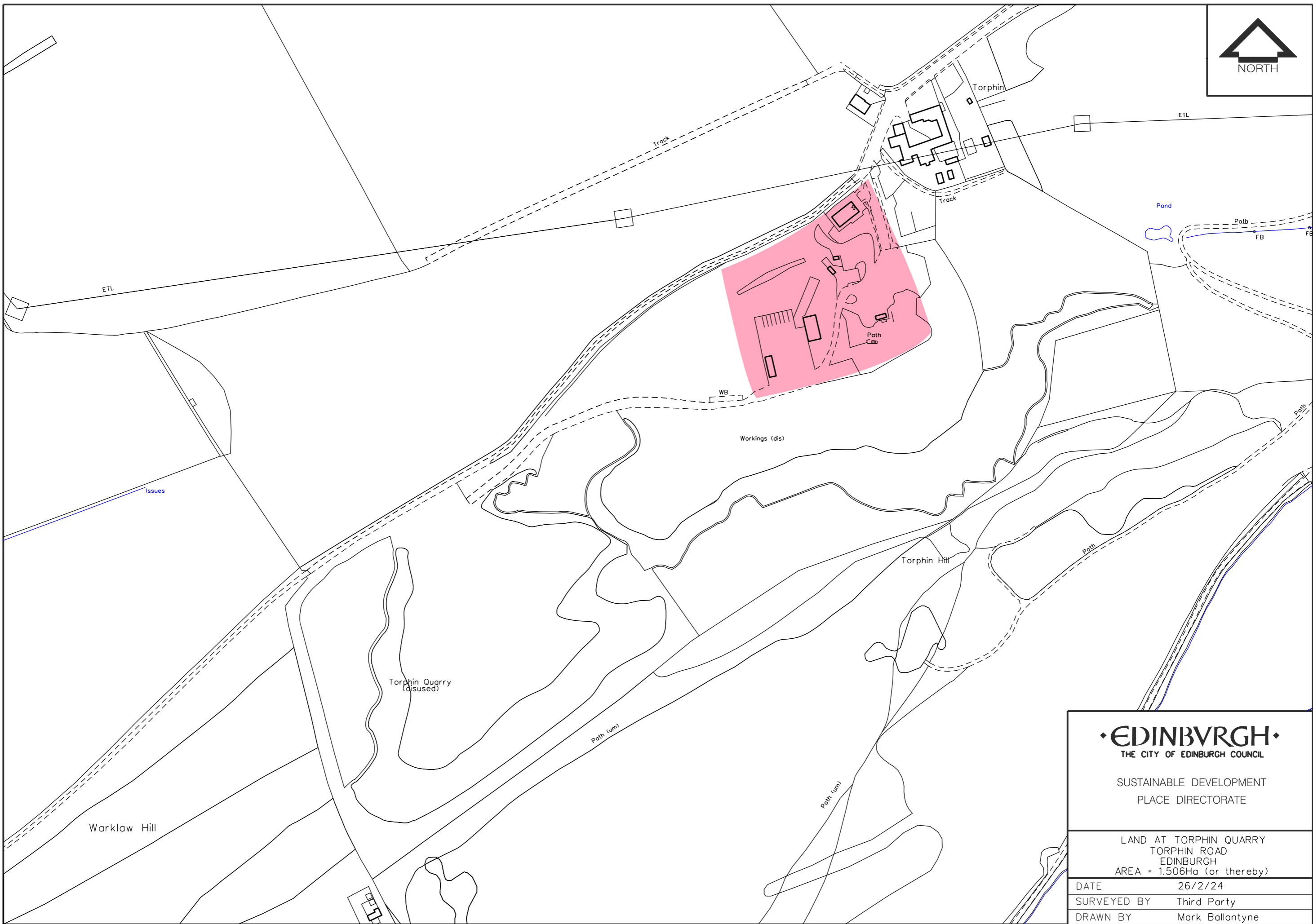
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- 10.1 None.

## **11. Appendices**

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- 11.1 Appendix 1 – Location plan.



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 THE CITY OF EDINBURGH COUNCIL

SUSTAINABLE DEVELOPMENT  
 PLACE DIRECTORATE

LAND AT TORPHIN QUARRY TORPHIN ROAD EDINBURGH AREA = 1.506Ha (or thereby)	
DATE	26/2/24
SURVEYED BY	Third Party
DRAWN BY	Mark Ballantyne
SCALE	1:2500 @ A3 SIZE
NEG. NO.	A3/2655a

LOCATION PLAN

SCALE 1:2500