

Minutes

Finance and Resources Committee

10.00am, Thursday 14 March 2024

Present

Councillors Watt (Convener), Biagi, Bruce, Dalgleish, Doggart, Macinnes, Mumford, Nicolson, Ross, Staniforth, and Younie.

Also Present: Councillor McFarlane

1. Deputations

South Bridge Resource Centre, 6 infirmary Street, Edinburgh – Proposed Lease (Item 8.6 on the agenda)

a) Canongate Youth

The deputation indicated that the future of the building at 6 Infirmary Street was something that had been discussed for the past 17 years with various ideas and possibilities being made but nothing ever coming to fruition. They stressed that there were now significant levels of disrepair in the building and that their options for alternative accommodation were limited or almost non-existent with many other viable options having a significant financial impact on the organisation.

The deputation felt that the uncertain future of the Resource Centre had been and continued to be a major risk for the organisation and the future of their services and that support for local children and young people and over the years a significant amount of organisational time, money and effort had been spent on managing this risk and the management team and trustees would welcome a clear direction for the future to allow them to focus on other elements of their work. They also felt that the proposal offered by the Fringe Society presented a unique and exciting opportunity for the building and that giving the Fringe Society a long term lease of the South Bridge Resources Centre would give them certainty over their future and allowed them to reassure local children and young people and families that services they needed and benefitted from would continue.

b) The Pottery Users Group

The deputation asked the Committee to make a commitment to a return to meaningful partnership working between Wider Access and Lifelong Learning and the Pottery Users Group a requirement going forward and that they make as a condition of granting the Edinburgh Festival Fringe Society lease, the Pottery Users Group access to the new studio on a minimum of like-for-like basis to their current agreement with the Council in terms of access and services provided.

c) Adult Learners Forum

The deputation indicated that to date no consultation had taken place between the Council and the organisation and no production of a long term solution even although this had been asked for in April 2023. They felt that the Council has chosen not to make the future of the building a priority in spite of the fact that when adults were involved in learning, there were huge benefits to them and their communities, both short and long term. The deputation stressed that South Bridge was a fantastic location for lots of buses and had free car parking, both of which were vital for accessibility and acted as a central and initial contact point for getting information on city wide adult learning and was a familiar and safe space for learners who had a sense of ownership of the centre as it provided anonymity that local community centres could not provide.

d) Totally Sound Youth Music Project

The deputation indicated that South Bridge Resource Centre had been considered home for Totally Sound for the young people who had attended this project for over two decades, and felt that what they provided was unique. They held the belief that this was a one of a kind special place where young people not only learnt creative skills, but they also formed friendships and musical partnerships that lasted a lifetime.

The deputation stressed that with their positive results and influences, it had heritage, heart and a strong future ahead of it, with the hopes for another successful 21 years. They saw South Bridge Resource Centre as a home that they would like to continue contributing to, bringing vibrancy and life to its building and the young people's lives who attended the project and viewed the Resource Centre as their home.

e) Edinburgh Festival Fringe Society

The deputation indicated that they had first identified publicly the need for a new home in 2017, which was published in their blueprint for the fringe, and really the intention behind that was to have one place to host, not only all of the team who were spread across three buildings but all of their services. The South Bridge Resource Centre was brought to their attention in 2019 and they had submitted an expression of interest which was then formally put to the Council in April 2023.

The deputation stressed that if South Bridge Resource Centre did not get love and investment, it would be lost to the city anyway and arguably would be closed within 18 months as the state of disrepair was increasing on a daily basis. They felt that there were new opportunities to be directly engaging in the same space to be looking at apprenticeships and looking at all kinds of opportunities to really engage with young people from across the city and although they would be unable to host everything in the building, their entire intent was for the building to be publicly accessible.

(see item 11 below)

2. Minutes

Decision

- 1) To approve the minute of the Finance and Resources Committee of 25 January 2024 as a correct record.
- 2) To approve the minute of the Finance and Resources Committee of 6 February 2024 as a correct record.

3. Work Programme

The Finance and Resources Committee Work Programme for March 2024 was presented.

Decision

To note the Work Programme.

(Reference – Work Programme of 14 March 2024, submitted.)

4. Rolling Actions Log

The Finance and Resources Committee Rolling Actions Log for March 2024 was presented.

Decision

- 1) To agree to close the following actions:
 - Action 4** – Housing Land Strategy Report
 - Action 6** – Cost Recovery from Commercial Events - Motion by Councillor Ross
 - Action 11** – Financial Strategy and Medium-Term Financial plan (MTFP)
 - Action 12** – Resource to support the Edinburgh Integration Joint Board Medium Term Financial Strategy
 - Action 14** – Sustainable Procurement Report - 2023
 - Action 18** - Motion by Councillor Macinnes – Future Relationship with EIJB
- 2) **Action 1** – Bridges and Investment in Craiglockhart and Colinton Dells - to confirm the current position on the closure of this action.
- 3) **Action 13** – Health and Social Care Contract Extension Report – To agree that an update be provided to members on this action.
- 4) To otherwise note the Rolling Actions Log.

(Reference – Rolling Actions Log of 14 March 2024, submitted.)

5. Business Bulletin

The Finance and Resources Committee Business Bulletin for March 2024 was presented.

Decision

To note the Business Bulletin.

(Reference – Business Bulletin of 14 March 2024, submitted.)

6. Annual Treasury Management Strategy 2024/25

Details were provided on the Annual Treasury Management Strategy 2024/25 comprising an annual investment strategy and a debt management strategy.

Motion

- 1) To note the Annual Treasury Strategy 2024/25 and refer the report by the Executive Director of Corporate Services to the City of Edinburgh Council for approval then on to Governance, Risk and Best Value Committee for scrutiny.
- 2) To note the key points in the report, that:
 - The Council's total capital expenditure was forecast to be £3.250bn between 2023/24 and 2028/29 with an underlying need to borrow at 31 March 2029 forecast to be £2.879bn; and
 - The Council had reached the limit in resources for funding its Capital Financing Requirement from temporary investment balances and required to undertake significant external borrowing.

- moved by Councillor Watt, seconded by Councillor Dalglish

Amendment

- 1) To note the Annual Treasury Strategy 2024/25 and refer the report by the Executive Director of Corporate Services to the City of Edinburgh Council for approval then on to Governance, Risk and Best Value Committee for scrutiny.
- 2) To note the key points in the report, that:
 - The Council's total capital expenditure was forecast to be £3.250bn between 2023/24 and 2028/29 with an underlying need to borrow at 31 March 2029 forecast to be £2.879bn; and
 - The Council had reached the limit in resources for funding its Capital Financing Requirement from temporary investment balances and required to undertake significant external borrowing.
- 3) Notes that that Treasury Code stated that "it is not implied that the organisation's ESG policy will currently include ESG scoring or other real time ESG criteria at individual investment level" but welcomed the inclusion at Appendix 10 of additional considerations for environmental and social governance that the council may wish to explore.
- 4) Believes that Edinburgh Council should be leaders in upholding ethical financial standards.
- 5) Therefore requests that a report is produced within three cycles exploring those schemes listed in the appendix, how they align with the council's

business plan, and how their adoption might impact positively and adversely on both the Council's budget strategies and climate and equality aspirations.

- moved by Councillor Mumford, seconded by Councillor Staniforth

In accordance with Standing Order 22(13), the amendment was accepted as an addendum to the motion.

Decision

To approve the following adjusted motion by Councillor Watt:

- 1) To note the Annual Treasury Strategy 2024/25 and refer the report by the Executive Director of Corporate Services to the City of Edinburgh Council for approval then on to Governance, Risk and Best Value Committee for scrutiny.
- 2) To note the key points in the report, that:
 - The Council's total capital expenditure was forecast to be £3.250bn between 2023/24 and 2028/29 with an underlying need to borrow at 31 March 2029 forecast to be £2.879bn; and
 - The Council had reached the limit in resources for funding its Capital Financing Requirement from temporary investment balances and required to undertake significant external borrowing.
- 3) To note that that Treasury Code stated that "it is not implied that the organisation's ESG policy will currently include ESG scoring or other real time ESG criteria at individual investment level" but welcomed the inclusion at Appendix 10 of the report of additional considerations for environmental and social governance that the council may wish to explore.
- 4) To believe that Edinburgh Council should be leaders in upholding ethical financial standards.
- 5) To therefore request that a report be produced within three cycles exploring those schemes listed in the appendix to the report, how they aligned with the council's business plan, and how their adoption might impact positively and adversely on both the Council's budget strategies and climate and equality aspirations.

(Reference – report by the Executive Director of Corporate Services, submitted.)

7. Capital Strategy 2024/2034

Details were provided on the Capital Strategy 204-34 – Annual Report which provided a high-level overview of how capital expenditure, capital financing and treasury management activity contributed to the infrastructure and provision of services for the benefit of Edinburgh communities and citizens.

Motion

- 1) To note the Capital Strategy, as set out in Appendix 1 to the report by the Executive Director of Corporate Services.
- 2) To refer the report to full Council for approval of the Capital Strategy.

- 3) To refer the report to the Governance, Risk and Best Value Committee as part of its work programme.
- 4) To note that capital expenditure priorities were being considered in line with the Council's priorities and the Council Business Plan.
- 5) To note that a fundamental review of the Capital Strategy would be carried out as part of the budget process for 2025-26.

- moved by Councillor Watt, seconded by Councillor Dalgleish

Amendment

- 1) To note the Capital Strategy, as set out in Appendix 1 to the report by the Executive Director of Corporate Services.
- 2) To refer the report to full Council for approval of the Capital Strategy.
- 3) To refer the report to the Governance, Risk and Best Value Committee as part of its work programme.
- 4) To note that capital expenditure priorities were being considered in line with the Council's priorities and the Council Business Plan.
- 5) To note that a fundamental review of the Capital Strategy would be carried out as part of the budget process for 2025-26.
- 6) Notes that in January, Policy and Sustainability "notes with concern that 40% of the Council's capital budget for 2024-2034 is considered as neutral or unfavourable to its climate ambitions."
- 7) Notes with concern that the revised figures for this updated report show that 46% of the capital budget from 2024-2034 is now neutral or unfavourable.
- 8) Agrees that the recommended "Ways to improve this assessment" in appendix 2 are taken forward by the relevant directorates and reported on in the business bulletins of relevant committees, as well as being included in the capital strategy review, with the aim of transferrin the neutral and unfavourable spends into favourable spends.
- 9) Further agrees that for the 7% unfavourable spend, measures are investigated such as additional biodiversity measures in new-build schools to mitigate for soil sealing.
- 10) Additionally, notes that Council has asked that "the processes around capital budgeting and capital strategy for health & social care be documented in the appropriate workstreams" within the Integration Joint Board.
- 11) Therefore asks that a similar measure be undertaken for Council workstreams and consideration given to a capital strategy for health and social care within the review being carried out as part of the 2025-6 budget process.

- moved by Councillor Mumford, seconded by Councillor Staniforth

In accordance with Standing Order 22(13), the amendment was accepted as an addendum to the motion.

Decision

To approve the following adjusted motion by Councillor Watt:

- 1) To note the Capital Strategy, as set out in Appendix 1 to the report by the Executive Director of Corporate Services.
- 2) To refer the report to full Council for approval of the Capital Strategy.
- 3) To refer the report to the Governance, Risk and Best Value Committee as part of its work programme.
- 4) To note that capital expenditure priorities were being considered in line with the Council's priorities and the Council Business Plan.
- 5) To note that a fundamental review of the Capital Strategy would be carried out as part of the budget process for 2025-26.
- 6) To note that in January, Policy and Sustainability "notes with concern that 40% of the Council's capital budget for 2024-2034 is considered as neutral or unfavourable to its climate ambitions."
- 7) To note with concern that the revised figures for this updated report showed that 46% of the capital budget from 2024-2034 was now neutral or unfavourable.
- 8) To agree that the recommended "Ways to improve this assessment" in appendix 2 to the report be taken forward by the relevant directorates and reported on in the business bulletins of relevant committees, as well as being included in the capital strategy review, with the aim of transferring the neutral and unfavourable spends into favourable spends.
- 9) To further agree that for the 7% unfavourable spend, measures be investigated such as additional biodiversity measures in new-build schools to mitigate for soil sealing.
- 10) Additionally, to note that Council had asked that "the processes around capital budgeting and capital strategy for health and social care be documented in the appropriate workstreams" within the Integration Joint Board.
- 11) To therefore ask that a similar measure be undertaken for Council workstreams and consideration given to a capital strategy for health and social care within the review being carried out as part of the 2025-6 budget process.

(Reference – report by the Executive Director of Corporate Services, submitted.)

8. Future Relationship with EIJB – Response to Motion

In response to a motion by Councillor Macinnes details were provided on the background to the EIJB and its relationship with the Council together with an outline of the workstreams proposed to take forward the terms of the motion including indicative deadlines. The improvements to governance would require the Council, NHS Lothian and EIJB to agree to participate and/or review processes, information sharing and scrutiny arrangements.

Decision

- 1) To note the proposed workstreams and that further reports would be brought to Committee and Council depending on the actions required.
- 2) To note that an update would be provided to the next committee on the work undertaken during January to March 2024

(References – Act of Council No 12 of 2 November 2023; joint report by the Executive Director of Corporate Services and the Chief Officer, Edinburgh Integration Joint Board, submitted.)

9. Internal Audit Open and Overdue Actions – Performance Dashboard as at 29 January 2024 – referral from the Governance, Risk and Best Value Committee

The Governance, Risk and Best Value Committee had referred a report on Internal Audit Open and Overdue Internal Audit Actions – Performance Dashboard as at 29 January 2024 to the Finance and Resources Committee for consideration.

Decision

- 1) To note items 1, 2 and 3 in the report by the Executive Director of Corporate Services.
- 2) To agree that this become a standing item on the Business Bulletin until the end of 2024 to ensure any slippage in progress was addressed.

(Reference – Governance, Risk and Best Value Committee of 20 February 2024 (item 5); referral from the Governance, Risk and Best Value Committee, submitted.)

10. Cables Wynd House, Linksvie House, Design and Development Commission for Full Block Upgrade and Improvement – Contract Variation

An update was provided on the commission to design and develop full block upgrades at Cables Wynd and Linksvie House. Following detailed surveys, it was anticipated that the overall cost of the works required would increase significantly, therefore increasing the overall value of the service contract to AtkinsRéalis (formerly Faithful and Gould) (the rank one supplier under Lot 11 (Multi-Disciplinary Lot) of the Council's Professional Services Framework).

Motion

- 1) To note the original contract commenced on 5 April 2023, with a fee level of £11.853m based on an initial construction value of £20.56m. Following detailed surveys and investigations, a much more accurate construction value of £64.24m could now be attributed to the project. As such, the design fee needed to be increased to £4.71m (inclusive of additional surveys and services undertaken to date).
- 2) Due to the significant increase in cost following the original contract award, to approve a variation of the existing award SOC374 to AtkinsRéalis (formerly

Faithful and Gould), to undertake a whole house retrofit (WHR) approach aligned with wider block upgrades and improvements to Cables Wynd and Linksview House.

- 3) To note the costs associated with construction and the contract variation (outlined in the financial impact section of the report by the Executive Director of Place).

- moved by Councillor Watt, seconded by Councillor Dalglish

Amendment

- 1) To note the original contract commenced on 5 April 2023, with a fee level of £11.853m based on an initial construction value of £20.56m. Following detailed surveys and investigations, a much more accurate construction value of £64.24m could now be attributed to the project. As such, the design fee needed to be increased to £4.71m (inclusive of additional surveys and services undertaken to date).
- 2) Due to the significant increase in cost following the original contract award, to approve a variation of the existing award SOC374 to AtkinsRéalis (formerly Faithful and Gould), to undertake a whole house retrofit (WHR) approach aligned with wider block upgrades and improvements to Cables Wynd and Linksview House.
- 3) To note the costs associated with construction and the contract variation (outlined in the financial impact section of the report by the Executive Director of Place).
- 4) Recognises the significant scale of this project and the proposed spend and therefore requests regular reporting back to Finance and Resources Committee every two cycles to keep Elected Members fully informed of progress and to allow early scrutiny of any potential cost implications while that progress is made.

- moved by Councillor Macinnes, seconded by Councillor Biagi

In accordance with Standing Order 22(13), the amendment was accepted as an addendum to the motion.

Decision

To approve the following adjusted motion by Councillor Watt:

- 1) To note the original contract commenced on 5 April 2023, with a fee level of £11.853m based on an initial construction value of £20.56m. Following detailed surveys and investigations, a much more accurate construction value of £64.24m could now be attributed to the project. As such, the design fee needed to be increased to £4.71m (inclusive of additional surveys and services undertaken to date).
- 2) Due to the significant increase in cost following the original contract award, to approve a variation of the existing award SOC374 to AtkinsRéalis (formerly Faithful and Gould), to undertake a whole house retrofit (WHR) approach aligned

with wider block upgrades and improvements to Cables Wynd and Linksvie House.

- 3) To note the costs associated with construction and the contract variation (outlined in the financial impact section of the report by the Executive Director of Place).
- 4) To recognise the significant scale of this project and the proposed spend and therefore request regular reporting back to Finance and Resources Committee every two cycles to keep Elected Members fully informed of progress and to allow early scrutiny of any potential cost implications while that progress was made.

(Reference – report by the Executive Director of Place, submitted.)

11 South Bridge Resource Centre, 6 Infirmary Street, Edinburgh – Proposed lease

The Committee had agreed to enter into formal discussions with Edinburgh Festival Fringe Society (EFFS) for a long-term lease of South Bridge Resource Centre.

Details were provided on the outcome of the analysis of current building users and employees based there. A range of alternative venues has been identified and plans and costs to relocate user groups, classes and employees, empty the building and provide vacant possession had been drafted and continued to be refined and updated.

The Committee had heard several deputations on this issue (see items 1(a) – 1 (e) above).

Motion

- 1) To note the ongoing work to progress with the relocation of activities from South Bridge Resource Centre.
- 2) To note that, for the majority of groups and classes using the building, suitable alternative locations had been identified and that engagement had commenced to implement the proposed moves.
- 3) To note the ongoing engagement with Canongate Youth by both the Council and Edinburgh Festival Fringe Society.
- 4) To approve the long lease to Edinburgh Festival Fringe Society on the terms and conditions set out in the report by the Executive Director of Place.

- moved by Councillor Watt, seconded by Councillor Dalgleish

Amendment 1

- 1) To note the ongoing work to progress with the relocation of activities from South Bridge Resource Centre.
- 2) To note that, for the majority of groups and classes using the building, suitable alternative locations had been identified and that engagement had commenced to implement the proposed moves.

- 3) Regrets that an ultimatum decision has been put before committee without a comprehensive plan for the relocation of the services, which should have been built over the last year through active engagement and consultation with the learning community and other users of the South Bridge Resource Centre and notes that this has meant councillors are having to make a decision without full understanding of the implications and impact on the learning community at South Bridge.
- 4) Further regrets the level of communication and lack of updates to elected members despite the scale of these proposals and number of staff and residents potentially affected. This has caused a degree of stress and confusion for residents and staff and has potentially exposed all parties involved to reputational risk.
- 5) Notes the identified risk in the report that not all existing users of the building will be found suitable accommodation and agrees that this is unacceptable.
- 6) Nonetheless agrees that the EFFS proposal, its aims and values in relation to the Citywide Culture Strategy, the capital investment into accessibility and climate adaption in the building and potential partnership benefits for Canongate Youth, Totally Sound and Reel Youth Media are worthy of support and, noting the risk of any further delay to securing their funding, therefore approves the long lease to Edinburgh Festival Fringe Society on the terms and conditions set out in the report and subject to the below assurances that The City of Edinburgh Council will:
 - a) Successfully establish a pottery studio to replace the SBRC facility, with associated costs included in the overall project costs to ensure the continuation (and possible expansion) of the popular Wider Achievement and Lifelong Learning classes in and the Pottery Users Group (via memorandum of understanding or lease) to enable them to continue their complimentary relationship with these classes and charitable activities.
 - b) Ensure and plan for an orderly end to activities in the SBRC with no organisation, group or class being asked to vacate the premises prior to the scheduled end of term in summer 2024 as minimum and that no organisation, group or class will be asked to stop using the South Bridge Resource Centre until there is a suitable alternative space available to them unless under exceptional circumstance in which case a report should be brought to Education Children and Families detailing the reasons why.
 - c) In the event that Totally Sound and Reel Youth Media do not form part of the final agreement to remain at SBRC the above shall also be applicable and expected for these organisations.
- 7) Further agrees that council officers should seek to support Canongate Youth (and other organisations who may be included in the sub-lease) with finding a temporary home for the duration of the construction works until they can return to the Southbridge Resource Centre.

- 8) To approve the long lease to Edinburgh Festival Fringe Society on the terms and conditions set out in the report by the Executive Director of Place.

- moved by Councillor Macinnes, seconded by Councillor Nicolson

Amendment 2

- 1) To note the ongoing work to progress with the relocation of activities from South Bridge Resource Centre.
- 2) To note that, for the majority of groups and classes using the building, suitable alternative locations had been identified and that engagement had commenced to implement the proposed moves.
- 3) Notes that the council's costs of £176,000 maintenance per year will no longer apply if this transfer is concluded.
- 4) Additionally notes that building users may face additional travel and care costs if classes are relocated further away from their homes.
- 5) Therefore requests that consideration is given to providing expenses and support for existing users who continue to access classes in the new venue for a set period following the transfer.
- 6) To note the ongoing engagement with Canongate Youth by both the Council and Edinburgh Festival Fringe Society.
- 7) Notes that the report states that "there is a risk that all existing users of the building will not be found suitable alternative accommodation."
- 8) Therefore agrees that no final lease will be signed until Committee are satisfied that all groups have been offered appropriate alternative accommodation.
- 9) Additionally welcomes that there will be continued engagement with tenants and users, and requests business bulletin updates to every Finance and Resources Committee Meeting on this engagement and other aspects covered in the integrated impact assessment, until finalisation of transfer.
- 10) To approve the long lease to Edinburgh Festival Fringe Society on the terms and conditions set out in the report by the Executive Director of Place.
- 11) Finally, welcomes that the Fringe Society will have a permanent base in the city centre, and hopes that this venue stability will lead to additional capacity within the Society to focus on workers' pay and conditions and ensuring that the Fringe remains accessible to everyone.

- moved by Councillor Mumford, seconded by Councillor Staniforth

In accordance with Standing Order 22(13), Amendment 1 was adjusted and accepted as an addendum to the Motion and Amendment 2 was accepted as an addendum to the Motion.

Decision

To approve the following adjusted motion by Councillor Watt:

- 1) To note the ongoing work to progress with the relocation of activities from South Bridge Resource Centre.
- 2) To note that, for the majority of groups and classes using the building, suitable alternative locations had been identified and that engagement had commenced to implement the proposed moves.
- 3) To note that the council's costs of £176,000 maintenance per year would no longer apply if this transfer was concluded.
- 4) Additionally, to note that building users might face additional travel and care costs if classes were relocated further away from their homes.
- 5) To note the ongoing engagement with Canongate Youth by both the Council and Edinburgh Festival Fringe Society.
- 6) To note that the report by the Executive Director of Place stated that "there is a risk that all existing users of the building will not be found suitable alternative accommodation."
- 7) Additionally, to welcome that there would be continued engagement with tenants and users, and request business bulletin updates to every Finance and Resources Committee Meeting on this engagement and other aspects covered in the integrated impact assessment, until finalisation of transfer.
- 8) To regret that an ultimatum decision had been put before committee without a comprehensive plan for the relocation of the services, which should have been built over the last year through active engagement and consultation with the learning community and other users of the South Bridge Resource Centre and to note that this had meant councillors were having to make a decision without full understanding of the implications and impact on the learning community at South Bridge.
- 9) To further regret the level of communication and lack of updates to elected members despite the scale of these proposals and number of staff and residents potentially affected. This had caused a degree of stress and confusion for residents and staff and had potentially exposed all parties involved to reputational risk.
- 10) To note the identified risk in the report that not all existing users of the building would be found suitable accommodation and agree that this was unacceptable.
- 11) Nonetheless to agree that the EFFE proposal, its aims and values in relation to the Citywide Culture Strategy, the capital investment into accessibility and climate adaption in the building and potential partnership benefits for Canongate Youth, Totally Sound and Reel Youth Media were worthy of support and, noting the risk of any further delay to securing their funding, therefore to approve the long lease to Edinburgh Festival Fringe Society on the terms and conditions set

out in the report and subject to the below assurances that The City of Edinburgh Council would:

- a) Successfully establish a pottery studio to replace the SBRC facility, with associated costs included in the overall project costs to ensure the continuation (and possible expansion) of the popular Wider Achievement and Lifelong Learning classes in and the Pottery Users Group (via memorandum of understanding or lease) to enable them to continue their complimentary relationship with these classes and charitable activities.
 - b) Ensure and plan for an orderly end to activities in the SBRC with no organisation, group or class being asked to vacate the premises prior to the scheduled end of term in summer 2024.
 - c) In the event that Totally Sound and Reel Youth Media do not form part of the final agreement to remain at SBRC, as much as possible will be given to these organisations.
- 12) To further agree that council officers should seek to support Canongate Youth (and other organisations who might be included in the sub-lease) with finding a temporary home for the duration of the construction works until they could return to the Southbridge Resource Centre.
- 13) To approve the long lease to Edinburgh Festival Fringe Society on the terms and conditions set out in the report.
- 14) Finally, to welcome that the Fringe Society would have a permanent base in the city centre, and hope that this venue stability would lead to additional capacity within the Society to focus on workers' pay and conditions and ensure that the Fringe remained accessible to everyone.

(References – Finance and Resources Committee of 25 April 2023 (item 22); report by the Executive Director of Place, submitted.)

12. Contract Awards – 1 July to 31 December 2023

An update was provided on the scope of contracts awarded across the Council in the period 1 July to 31 December 2023 with visibility of contracts awarded by officers under delegated authority, including direct contract awards not openly tendered due to specific circumstances permitted in the relevant procurement regulations and those awarded following a waiver of the Council's CSOs.

Decision

- 1) To note the report by the Executive Director of Corporate Services and the contract awards made by officers under delegated authority, in accordance with the Council's Contract Standing Orders (CSOs).
- 2) To note that a further report would be submitted to the Committee in approximately six months' time.

(Reference – report by the Executive Director of Corporate Services, submitted.)

13. Summary Report on Property Transactions Concluded Under Delegated Authority

Details were provided of all lease agreements, etc. concluded in terms of the Council's 'Scheme of Delegation to Officers'.

Decision

To note the 35 transactions detailed in the Appendix to the report by the Executive Director of Place that had been concluded in terms of the Council's 'Scheme of Delegation to Officers'.

(Reference – report by the Executive Director of Place, submitted.)

14. Homelessness Services: Use of Temporary Accommodation

During the COVID-19 emergency, the Council was required to significantly increase the amount of temporary accommodation available to meet demand and the 2023/24 approved budget reflected expected reductions in the amount of temporary accommodation required due to mitigating initiatives that were being developed.

Details were provided on the estimated requirement which exceeded what had been contracted through the Flexible Purchasing System (FPS) to date and there was a requirement to extend some existing agreements to allow the Council to meet its statutory duty to accommodate people who were homeless.

Decision

To agree through a waiver of the Council's Contract Standing Orders:

- 1) To extend five contracts for the provision of temporary accommodation on a spot contract basis for the period up to 31 March 2024. The additional cost would be up to a maximum of £281,431 (as detailed in Appendix 1 to the report by the Executive Director of Place).
- 2) To extend 41 current contracts for the provision of temporary accommodation on a spot contract basis for the period 1 April 2024 – 31 March 2025. The additional cost would be up to a maximum of £24,219,973 (as detailed in Appendix 2 to the report).
- 3) To note that the values requested per provider were indicative only and were dependent on accommodation requirements, and to therefore grant delegated authority to the Executive Director of Place to adjust (within the agreed total) the values between the named providers as necessary depending on need, type, and appropriateness of properties available from these providers.

(Reference – report by the Executive Director of Place, submitted.)

- 2) To note that some of the events covered in the report by the Executive Director

15. 31 Market Street, Edinburgh - Proposed New Lease

Approval was sought to grant a new 25-year lease to Merlin Entertainments (Dungeons) Limited in respect of the premises at 31 Market Street, Edinburgh on the terms and conditions outlined in the report by the Executive Director of Place.

Decision

To approve a new 25-year lease to Merlin Entertainments (Dungeons) Limited of the premises at 31 Market Street, Edinburgh on the terms outlined in the report and on other terms and conditions to be agreed by the Executive Director of Place.

(Reference – report by the Executive Director of Place, submitted.)

16. Braidwood Centre, Dumbiedykes Road, Edinburgh – Proposed New Lease

Approval was sought to grant a new 10-year lease to Greyfriars Charteris Centre of the Braidwood Centre, Dumbiedykes Road, on the terms and conditions outlined in the report by the Executive Director of Place.

Decision

To approve a new 10-year lease to Greyfriars Charteris Centre of the Braidwood Centre, Dumbiedykes Road, Edinburgh under the terms and conditions outlined in the report and on other terms to be agreed by the Executive Director of Place.

(Reference – report by the Executive Director of Place, submitted.)

17. Land at Malleny Park, Balerno – Proposed New Ground Lease

Approval was sought to grant a new long-term lease to replace the existing arrangements to Currie Rugby Football Club Limited for three parcels of land adjacent to Balerno High School/Malleny Park to allow the club to raise funds for a proposed extension and refurbishment of the club house and changing facilities, on the terms outlined in the report by the Executive Director of Place.

Decision

To approve the renunciation of three existing leases, and the grant of a new ground lease for a term of 90-years, to Currie Rugby Football Club Limited of land at Malleny Park, Balerno on the terms outlined in this report and on other terms and conditions to be agreed by the Executive Director of Place.

(Reference – report by the Executive Director of Place, submitted.)

18. Unit 3 Bonnington Business Centre, Jane Street, Edinburgh – Proposed New Lease

Approval was sought to grant a 20-year lease to Campervan Brewery Limited of the premises at Unit 3 Bonnington Business Centre, Jane Street, Edinburgh which would be vacated by the current tenant in May 2024, on the terms and conditions outlined in the report by the Executive Director of Place.

Decision

To approve a 20-year lease to Campervan Brewery Limited of the industrial premises at Unit 3 Bonnington Business Centre, Jane Street, Edinburgh on the terms outlined in the report and on other terms and conditions to be agreed by the Executive Director of Place.

(Reference – report by the Executive Director of Place, submitted.)

19. First Floor, Vega Building, Clocktower, South Gyle Crescent, Edinburgh – Proposed New Lease

Approval was sought to grant a 15-year lease to Edinburgh Voluntary Organisations Council of the first floor of the Vega Building, Clocktower, South Gyle Crescent, on the terms and conditions outlined in the report by the Executive Director of Place.

Decision

To approve a 15-year lease to Edinburgh Voluntary Organisations Council of the first floor of Vega Building, Clocktower, South Gyle Crescent, Edinburgh on the terms outlined in the report and on other terms and conditions to be agreed by the Executive Director of Place.

(Reference – report by the Executive Director of Place, submitted.)

20. Investment – Temporary Accommodation Property Update

The Committee, in terms of Section 50(A)(4) of the Local Government (Scotland) Act 1973, excluded the public from the meeting during consideration of the following item of business for the reason that it involved the likely disclosure of exempt information as defined in Paragraphs 6, 8 and 9 of Part 1 of Schedule 7(A) of the Act

An update was provided on the delivery of homes for temporary accommodation at the former Portlee Resource Centre using modular build construction methods.

Decision

To note the update provided on the delivery of homes for temporary accommodation at the former Portlee Resource Centre as detailed in the Confidential Schedule, signed by the Convener, with reference to this minute.

(References – Finance and Resources Committee, 3 March 2022 (item 36); report by the Executive Director of Place, submitted.)

21. Private Sector Leasing Scheme

The Committee, in terms of Section 50(A)(4) of the Local Government (Scotland) Act 1973, excluded the public from the meeting during consideration of the following item of business for the reason that it involved the likely disclosure of exempt information as defined in Paragraph 9 of Part 1 of Schedule 7(A) of the Act.

A request had been received to increase the management fee for the Private Sector Leasing Scheme.

Decision

To approve the increase to the management fee for the Private Sector Scheme (PSL) as detailed in the Confidential Schedule, signed by the Convener, with reference to this minute.

(Reference – report by the Executive Director of Place, submitted.)

22. Replacement HR System (Oracle) – Midland HR Extension and Settlement

The Committee, in terms of Section 50(A)(4) of the Local Government (Scotland) Act 1973, excluded the public from the meeting during consideration of the following item of business for the reason that it involved the likely disclosure of exempt information as defined in Paragraphs 8 and 9 of Part 1 of Schedule 7(A) of the Act.

An update was provided on the implementation of the new HR and Payroll system (Oracle Fusion).

Decision

To note the action taken by the Executive Director of Corporate Services, in consultation with the Lord Provost and Group Leaders, under the urgency provisions set out in paragraph 2.1.16 of the Committee Terms of Reference and Delegated Functions, as detailed in the Confidential Schedule, signed by the Convener, with reference to this minute.

(Reference – Finance and Resources Committee, 25 January 2024 (item 36); report by the Executive Director of Corporate Services, submitted.)