

# Finance and Resources Committee

10.00am, Thursday, 6 December 2019

## Former Colinton Mains Bowling Club, 221 Oxgangs Road North – Proposed Transfer to Housing Revenue Account

Executive/routine	Routine
Wards	8 – Colinton/Fairmilehead
Council Commitments	<u>1</u>

### 1. Recommendations

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1.1 That Committee:

- 1.1.1 Approves the transfer of the former Colinton Mains Bowling Club, 221 Oxgangs Road North to the Housing Revenue Account (HRA) on the terms outlined in this report and on other terms and conditions to be agreed by the Executive Director of Resources.

**Stephen S. Moir**

Executive Director of Resources

Contact: Deborah Bruce, Investment Officer,  
Property and Facilities Management Division, Resources Directorate

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# Report

## Former Colinton Mains Bowling Club, 221 Oxfords Road North – Proposed Transfer to Housing Revenue Account

### 2. Executive Summary

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- 2.1 Colinton Mains Bowling Club ceased to operate in 2018 and their lease of the Council owned bowling green came to an end in September 2018. Following a feasibility study for an affordable housing development 21<sup>st</sup> Century Homes have declared an interest in transferring the site to the HRA to form part of the Council's house building programme.

### 3. Background

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- 3.1 Colinton Mains Bowling Club closed in September 2018 due to falling membership and ever increasing maintenance costs. The Club held the land on a 5 year lease from the Council which has now come to an end.
- 3.2 The area of land extends to approximately 0.27 hectares (0.70 acres) as shown outlined in red on the attached plan.
- 3.3 The [Strategic Housing Investment Plan \(SHIP\)](#) sets out the Council's commitment to deliver 20,000 affordable homes over the next 10 years alongside its housing association partners. The Finance & Resources Committee has previously approved the transfer of several sites for the development of affordable housing by the HRA in March 2015, March 2017 and January 2018.

### 4. Main report

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- 4.1 Since becoming vacant, the site has fallen into disrepair and has attracted anti-social behaviour. There is no demand for the site to continue as a bowling club. Consequently, the next step is to consider the disposal of the site for redevelopment.
- 4.2 The Council's house building programme continues to make good progress with 553 homes completed, over 700 under construction and a further 3000 in design

development. The programme does however need sites to continue with the programme.

- 4.3 The HRA has undertaken a feasibility study on the site which demonstrates that it would be suitable for an affordable housing development of around 22 units.
- 4.4 A transfer figure of £440,000 has been agreed (abnormal costs of development will be deducted from the value). The site value is based on the assessment by Property and Facilities Management of the value that could be achieved if the land was sold on the open market with no extraordinary costs associated with the development.
- 4.5 Plans are progressing to demolish the former pavilion on the site. If this work is undertaken by the HRA, the costs will be deducted from the transfer value.

## **5. Next Steps**

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- 5.1 Following approval of the terms by Finance and Resources Committee, the site will transfer from the General Fund to the Housing Revenue Account.

## **6. Financial impact**

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- 6.1 A capital receipt of £440,000 will be received by the General Fund.

## **7. Stakeholder/Community Impact**

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

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

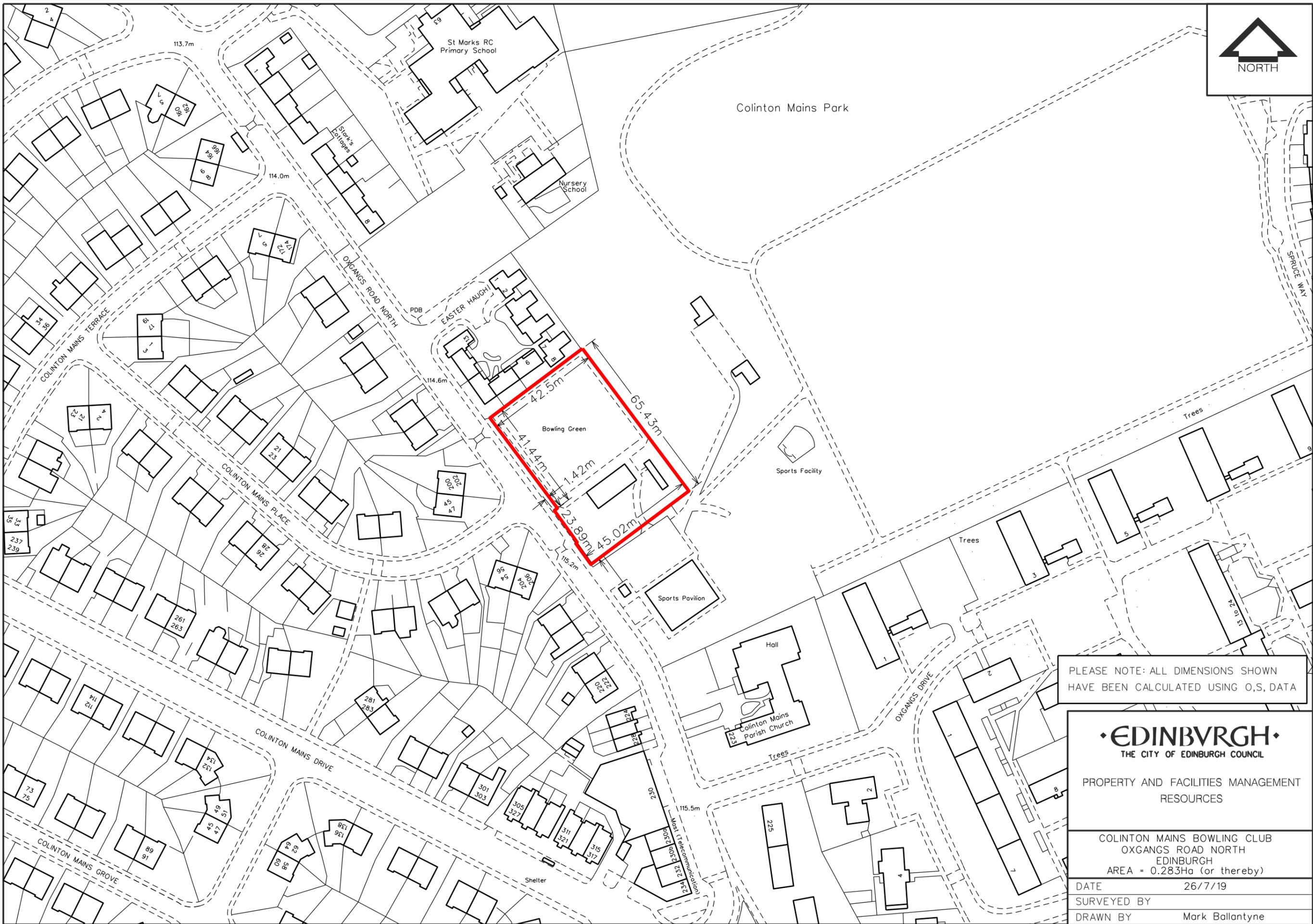
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- 8.1 [Transfer of General Fund Sites to Housing - Report to Finance and Resources Committee 19 March 2015](#)  
[Strategy - Accelerating Housing Delivery and Brownfield Regeneration - Report to Finance and Resources Committee 23 March 2017](#)  
[Accelerating Housing Delivery and Brownfield Regeneration Update Report - Report to Finance and Resources Committee 23 January 2018](#)  
[Strategic Housing Investment Plan \(SHIP\) 2019-2024 - Report to Housing and Economy Committee 1 November 2018](#)

## **9. Appendices**

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### 9.1 Appendix 1 - Location Plan



PLEASE NOTE: ALL DIMENSIONS SHOWN  
HAVE BEEN CALCULATED USING O,S, DATA

**• EDINBURGH •**  
THE CITY OF EDINBURGH COUNCIL

PROPERTY AND FACILITIES MANAGEMENT  
RESOURCES

COLINTON MAINS BOWLING CLUB  
OXGANGS ROAD NORTH  
EDINBURGH  
AREA = 0.283Ha (or thereby)

DATE	26/7/19
SURVEYED BY	
DRAWN BY	Mark Ballantyne
SCALE	1:1250 @ A3 SIZE
NEG. NO.	A3/1984

SITE PLAN

SCALE 1:1250