

Finance and Resources Committee

10.00am, Thursday, 5 March 2020

25X Lochend Road South, Edinburgh- Proposed New Lease

Executive/routine	Routine
Wards	14 – Craightinny/Duddingston
Council Commitments	2

1. Recommendations

1.1 That Committee:

- 1.1.1 Approves a 10 year lease to Lochend Football Academy, on the terms and conditions as outlined in the report and on other terms and conditions to be agreed by the Executive Director of Resources.

Stephen S. Moir

Executive Director of Resources

Contact: Seli McVittie, Investment Officer,

Property and Facilities Management Division, Resources Directorate

E-mail: seli.mcvittie@edinburgh.gov.uk | Tel: 0131 529 5781

Report

25X Lochend Road South, Edinburgh- Proposed New Lease

2. Executive Summary

- 2.1 Lochend Football Academy currently occupy land 25X Lochend Road South, Edinburgh. Their current lease expired in 2016 and is now running on a year to year basis. This report seeks approval to grant a new 10 year lease, on the terms and conditions outlined in the report.

3. Background

- 3.1 The subjects extend to 0.32 hectares (0.70acres) or thereby, located at 25X Lochend Road South as shown outlined in red on the attached plan. The site consists of four temporary units and a 3G artificial football.
- 3.2 Lochend Football Academy (formerly known as Lochend Youth Football Club) have occupied the site since 2011. Their current lease ended in March 2016 and is now running on tacit relocation on a year to year basis at a rent of £150 per annum.
- 3.3 Discussions have taken place to agree a longer lease to provide the tenant with greater security and to move the rent away from concessionary terms.

4. Main report

- 4.1 The following terms have been provisionally agreed:-
- Subjects: Land at 25X Lochend Road South, Edinburgh;
 - Tenant: Lochend Football Academy;
 - Term: 10 Years from March 2020;
 - Rent: £1,000 per annum;
 - Use: Football pitch and changing rooms to be used for sports purposes and the storage of sports equipment;

- Rent Review: The rent will be reviewed on the fifth anniversary on an upwards only basis;
- Repair: Full repairing and maintaining obligation;
- Costs: Each party will be responsible for their own costs in the preparation of the lease;
- Other terms: As contained in a standard lease.

5. Next Steps

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

6. Financial impact

- 6.1 An increase in rent to £1,000 per annum to the General Property Account, effective from March 2020.

7. Stakeholder/Community Impact

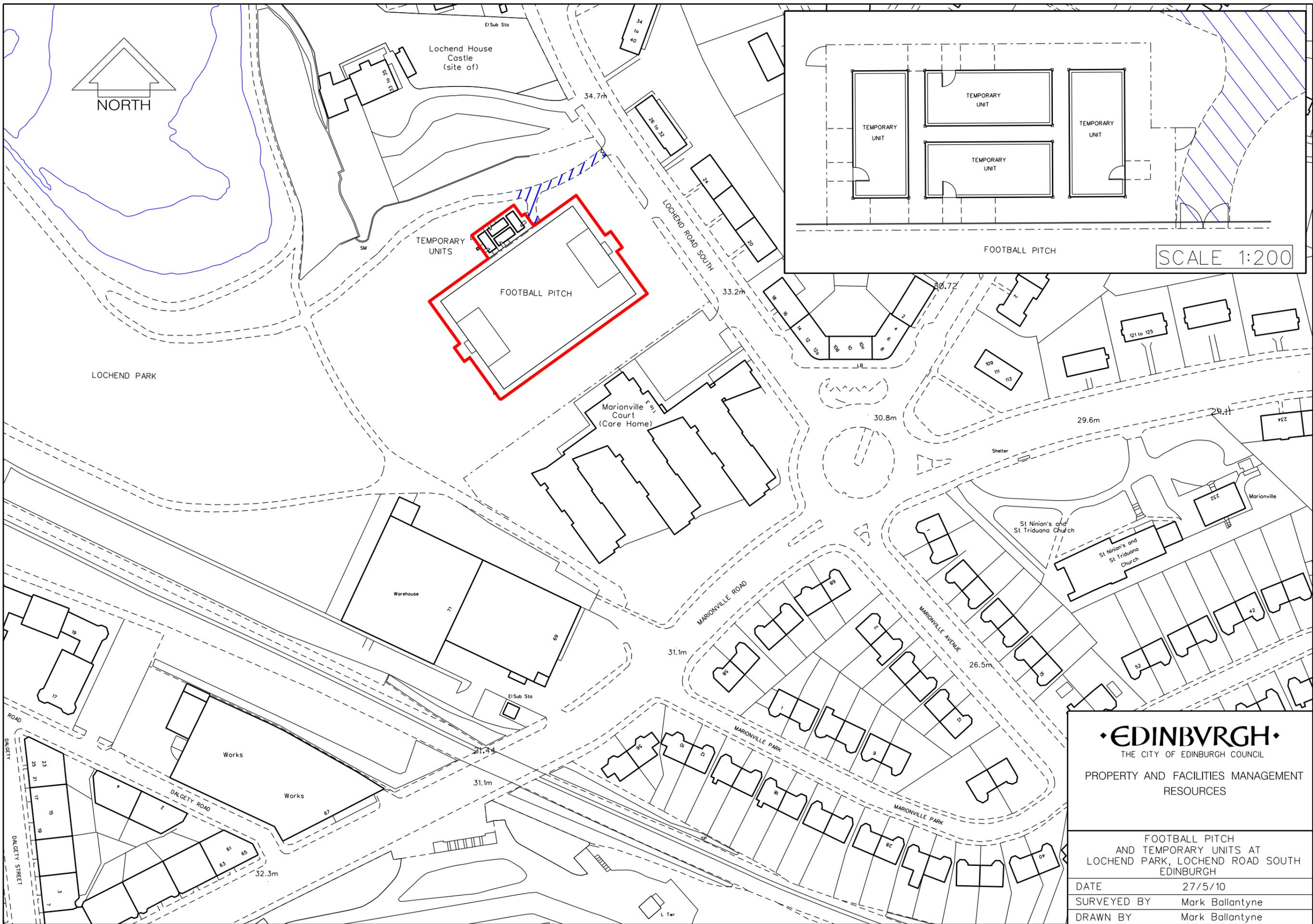
- 7.1 Ward elected members have been made aware of the recommendations of the report.

8. Background reading/external references

N/A

9. Appendices

Appendix 1 - Location Plan



NORTH

Lochend House
Castle
(site of)

TEMPORARY
UNITS

FOOTBALL PITCH

Marionville
Court
(Care Home)

Warehouse

Works

Works

TEMPORARY
UNIT

TEMPORARY
UNIT

TEMPORARY
UNIT

FOOTBALL PITCH

SCALE 1:200

LOCHEND PARK

31.1m

MARIONVILLE ROAD

MARIONVILLE PARK

MARIONVILLE AVENUE

MARIONVILLE PARK

St Ninian's and
St Triduana Church

St Ninian's and
St Triduana Church

Marionville

• EDINBURGH •
THE CITY OF EDINBURGH COUNCIL

PROPERTY AND FACILITIES MANAGEMENT
RESOURCES

FOOTBALL PITCH
AND TEMPORARY UNITS AT
LOCHEND PARK, LOCHEND ROAD SOUTH
EDINBURGH

DATE	27/5/10
SURVEYED BY	Mark Ballantyne
DRAWN BY	Mark Ballantyne
FILE NO.	
NEG. NO.	A3/1030

SITE PLAN

SCALE 1:1250