

Finance and Resources Committee

10.00am, Thursday, 5 March 2020

Land at Howdenhall Road, Edinburgh – Proposed Transfer to Housing Revenue Account

Executive/routine	Routine
Wards	16 – Liberton/Gilmerton
Council Commitments	1 , 2 , 10 , 11

1. Recommendations

1.1 That Committee:

- 1.1.1 Approves the transfer of land at Howdenhall Road, Edinburgh to the Housing Revenue Account (HRA) 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: Graeme McGartland, Investments Senior Manager,

Property and Facilities Management Division, Resources Directorate

E-mail: graeme.mcgartland@edinburgh.gov.uk | Tel: 0131 529 5956

Report

Land at Howdenhall Road, Edinburgh – Proposed Transfer to Housing Revenue Account

2. Executive Summary

- 2.1 The development of the current Howdenhall Centre created a development site following the demolition of the original facility. The site has been identified as an opportunity for inclusion in the Council's house building programme and contribute to the delivery of more affordable housing in the City. This report seeks approval to transfer the development site to the Housing Revenue Account.

3. Background

- 3.1 The current Howdenhall Centre was developed through the PPP1 project , opening in 2004, and is operated by the Edinburgh Schools Partnership (ESP). Following completion, the original building, situated to the rear was demolished with the land becoming surplus to requirements.
- 3.2 The land extends to approximately 0.85 hectares (2.10 acres) as shown outlined in red on the attached plan.
- 3.3 The [Strategic Housing Investment Plan \(SHIP\)](#) sets out the Councils commitment to deliver 20,000 affordable homes over the next 10 years alongside it's housing association partners. Transfer of this site to the HRA will allow the project to be progressed as part of the Council's house building programme and contribute to this target.

4. Main report

- 4.1 The Council's house building programme continues to make good progress with 1000 homes completed, over 800 under construction and a further 3000 in design development. The programme requires additional sites to continue with the programme.
- 4.2 An initial feasibility study by the HRA suggests the site is viable for an affordable housing development of approximately 72 units.

- 4.3 Transferring the site to the HRA will allow the drawdown of Affordable Housing Supply Programme (AHSP) grant funding from the Scottish Government for new affordable homes.
- 4.4 A transfer figure of £1.5 million has been agreed. The site value is based on the assessment by Property and Facilities Management of the value of the site for an affordable led housing development.
- 4.5 Whilst it is possible that a higher gross land value could be achieved should the site be placed on the market, a transfer to the HRA gives certainty over the level of receipt which would be payable within a shorter timescale as it is not conditional on detailed planning consent being in place.

5. Next Steps

- 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

- 6.1 A capital receipt of £1.5 million (inclusive of fees) will be received by the General Fund.

7. Stakeholder/Community Impact

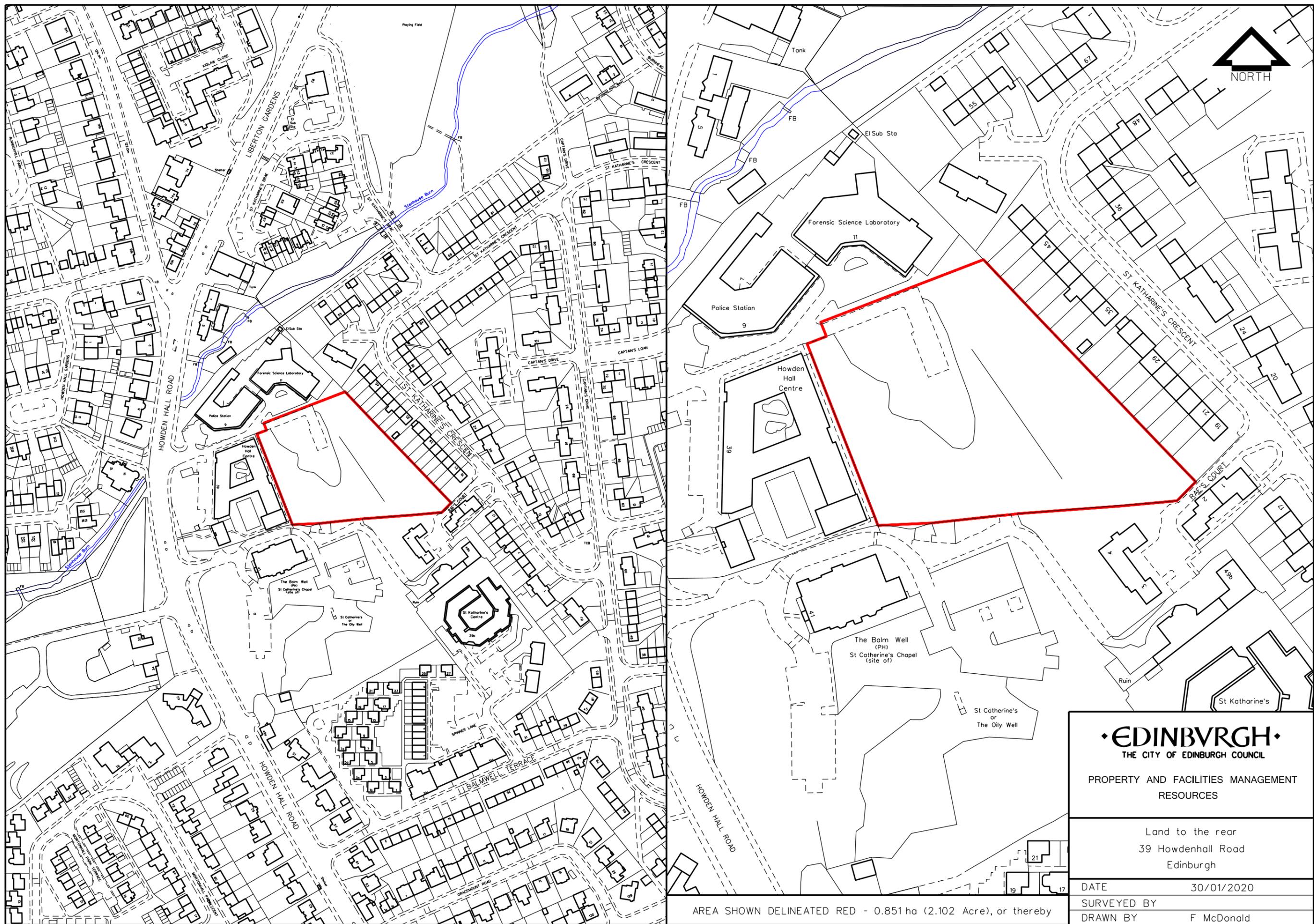
- 7.1 Ward elected members have been made aware of the recommendations of the report.

8. Background reading/external references

- 8.1 Not applicable.

9. Appendices

Appendix 1 - Location Plan



• EDINBURGH •
 THE CITY OF EDINBURGH COUNCIL
 PROPERTY AND FACILITIES MANAGEMENT
 RESOURCES

Land to the rear 39 Howdenhall Road Edinburgh	
DATE	30/01/2020
SURVEYED BY	
DRAWN BY	F McDonald
SCALE	Plan to scale at A3
PLAN. NO.	NT2768/A3/820 F

AREA SHOWN DELINEATED RED - 0.851 ha (2.102 Acre), or thereby

LOCATION PLAN SCALE 1:2500

SITE PLAN SCALE 1:1250

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