

# Finance and Resources Committee

10.00am, Thursday, 4 March 2021

## Longstone Depot, Murrayburn – Proposed Transfer to Housing Revenue Account

Executive/routine	Routine
Wards	Ward 2– Pentland Hills
Council Commitments	<a href="#">1</a> , <a href="#">2</a> , <a href="#">10</a> , <a href="#">11</a>

### 1. Recommendations

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- 1.1 That Committee approves the transfer of Longstone Depot, Murrayburn, Edinburgh to the Housing Revenue Account 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

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Property and Facilities Management, Resources Directorate

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# Report

## Longstone Depot, Murrayburn – Proposed Transfer to Housing Revenue Account

### 2. Executive Summary

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- 2.1 The Council's depot strategy to reduce the number of operational buildings will release the depot at Longstone. The depot has been identified as an opportunity to assist with the delivery of the Council's housing programme and the wider regeneration of the Wester Hailes area. This report seeks approval to transfer the depot from the General Fund to the Housing Revenue Account (HRA).

### 3. Background

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- 3.1 On 2 February 2016, the Finance and Resources Committee approved a report setting out the investment strategy for the Council's depots estate. This was reviewed at the Finance and Resources Committee on 4 December 2018, with the Depots Gateway Review going much further than previously proposed, consolidating from 16 to 6 depot sites. This included a link to addressing the Council's ambition to expand and increase its housing supply by disposing of sites such as Longstone Depot, and other sites, for mixed tenure housing. An update on the Depots Strategy is the subject of a separate report to this Committee.
- 3.2 The Longstone depot site extends to approximately 0.379 hectares (0.936 acres) as shown outlined and hatched in red on the attached plan. The depot closed in 2017 and is currently in temporary use for salt storage.
- 3.3 The [Strategic Housing Investment Plan \(SHIP\) 2021-2026](#) sets out the Council's commitment to deliver 20,000 affordable homes over the next 10 years alongside its housing association partners.

### 4. Main report

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- 4.1 The Council's house building programme continues to make good progress with over 1,300 homes completed, around 700 under construction and a further 4,400 at varying stages of design development. The programme does however need to bring in additional sites to meet the existing commitment.
- 4.2 An initial feasibility study by the HRA suggests the site is viable for a mixed tenure housing development of approximately 25 units.

- 4.3 Transferring the site to the HRA will enable the drawdown of allocated Affordable Housing Supply Programme (AHSP) funding from the Scottish Government for new affordable homes.
- 4.4 A transfer figure of £450,000 has been agreed with the HRA. 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.
- 4.6 Retaining the site in Council ownership also provides future place making and regeneration opportunities of the wider Murrayburn area. On 5 March 2020, Finance and Resources Committee approved the transfer of Murrayburn depot, situated nearby, to the Housing Revenue Account. The transfer of Longstone allows for a further land assembly within this area.

## **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 £450,000 (inclusive of fees) will be received by the General Fund.

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

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

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

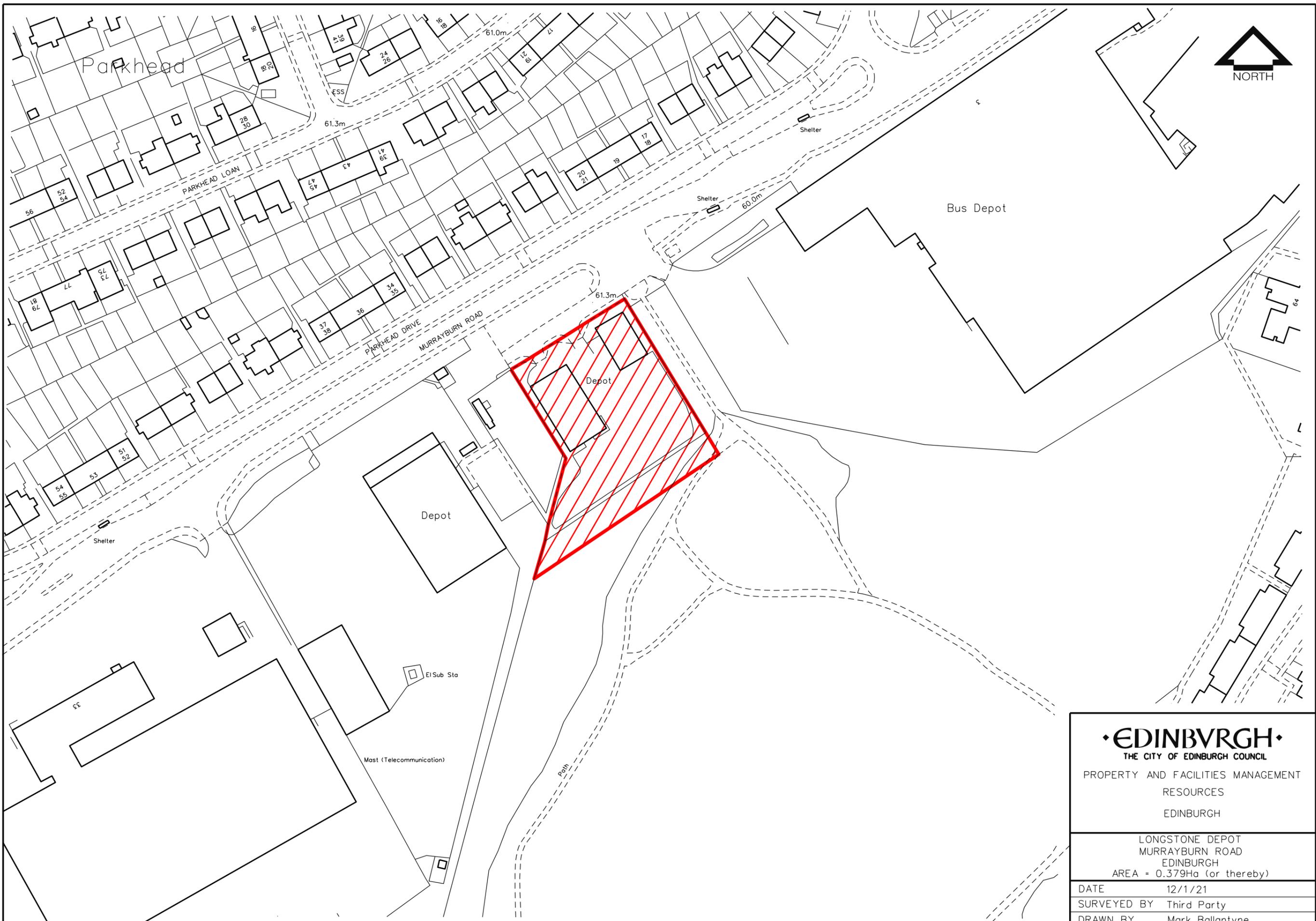
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- 8.1 [Depot Strategy: Collections for the Future](#)

## **9. Appendices**

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- 9.1 Appendix 1 – Location Plan



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PROPERTY AND FACILITIES MANAGEMENT  
RESOURCES  
EDINBURGH

LONGSTONE DEPOT  
MURRAYBURN ROAD  
EDINBURGH  
AREA = 0.379Ha (or thereby)

DATE	12/1/21
SURVEYED BY	Third Party
DRAWN BY	Mark Ballantyne
SCALE	1:1250 @ A3 SIZE
NEG. NO.	A3/2287a

LOCATION PLAN

SCALE 1:1250