

Finance and Resources Committee

10.00am, Thursday, 20 May 2021

Kingsknowe Park Pavilion and Football Pitches, 25 Dovecot Road, Edinburgh – Proposed New Lease

| | |
|----------------------------|--------------------|
| Executive/routine | Routine |
| Wards | 2 – Pentland Hills |
| Council Commitments | 2 |

1. Recommendations

- 1.1 That Committee approves a new 25-year lease of the clubhouse and grounds, Kingsknowe Park Pavilion and Football Park, Dovecot Road, Edinburgh to Currie Star Football Club 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: Alan Simpson, Portfolio Investment Officer,

Property and Facilities Management Division, Resources Directorate

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Report

Clubhouse and Grounds, Kingsknowe Park Pavilion and Football Pitches, 25 Dovecot Road, Edinburgh – Proposed New Lease

2. Executive Summary

- 2.1 Currie Star Football Club have leased the Kingsknowe Park Pavilion and football pitches at Dovecot Road since 1997. The Club has requested a new 25-year lease of the asset to provide security of tenure and to allow investment in the facilities. This report seeks approval to grant a new lease on the terms and conditions outlined in the report.

3. Background

- 3.1 The clubhouse and grounds known as Kingsknowe Park Pavilion and grounds, extending to 2.75 acres, or thereby, is located at Dovecot Road, as shown shaded green on the plan as Appendix 1.
- 3.2 The clubhouse and grounds have been leased to Currie Star Football Club since 1997 with the lease continuing on an annual basis at a current rent of £500 per annum, which is considered concessionary.
- 3.3 To allow the Club to plan for the future and invest in the pavilion and football pitches, a longer lease has been requested.

4. Main report

- 4.1 The following main terms have been provisionally agreed:
- Subjects: Clubhouse and grounds extending to 2.75 acres or thereby;
 - Tenant: Currie Star Football Club;
 - Rent: £2,750 per annum (market rent);
 - Term: 25 years;

- Rent Reviews: The rent will be reviewed on the 5th anniversary, upwards only, linked to the increase in the RPI;
- Repairs: Full repairing and insuring liability on the tenant;
- Use: The tenant shall use the premises as a football clubhouse and associated football pitches;
- Costs: Each party will meet their own costs with tenant responsible for any LBTT and registration dues; and
- Other terms: As contained in a standard commercial lease.

5. Next Steps

- 5.1 Following approval of the terms, solicitors will be instructed to conclude the transaction.

6. Financial impact

- 6.1 The Council will receive an increased rent of £2,750 per annum.

7. Stakeholder/Community Impact

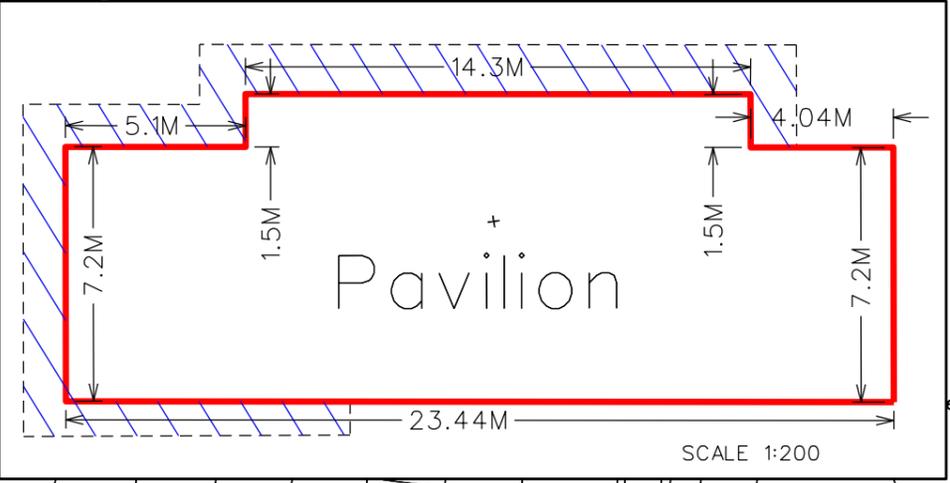
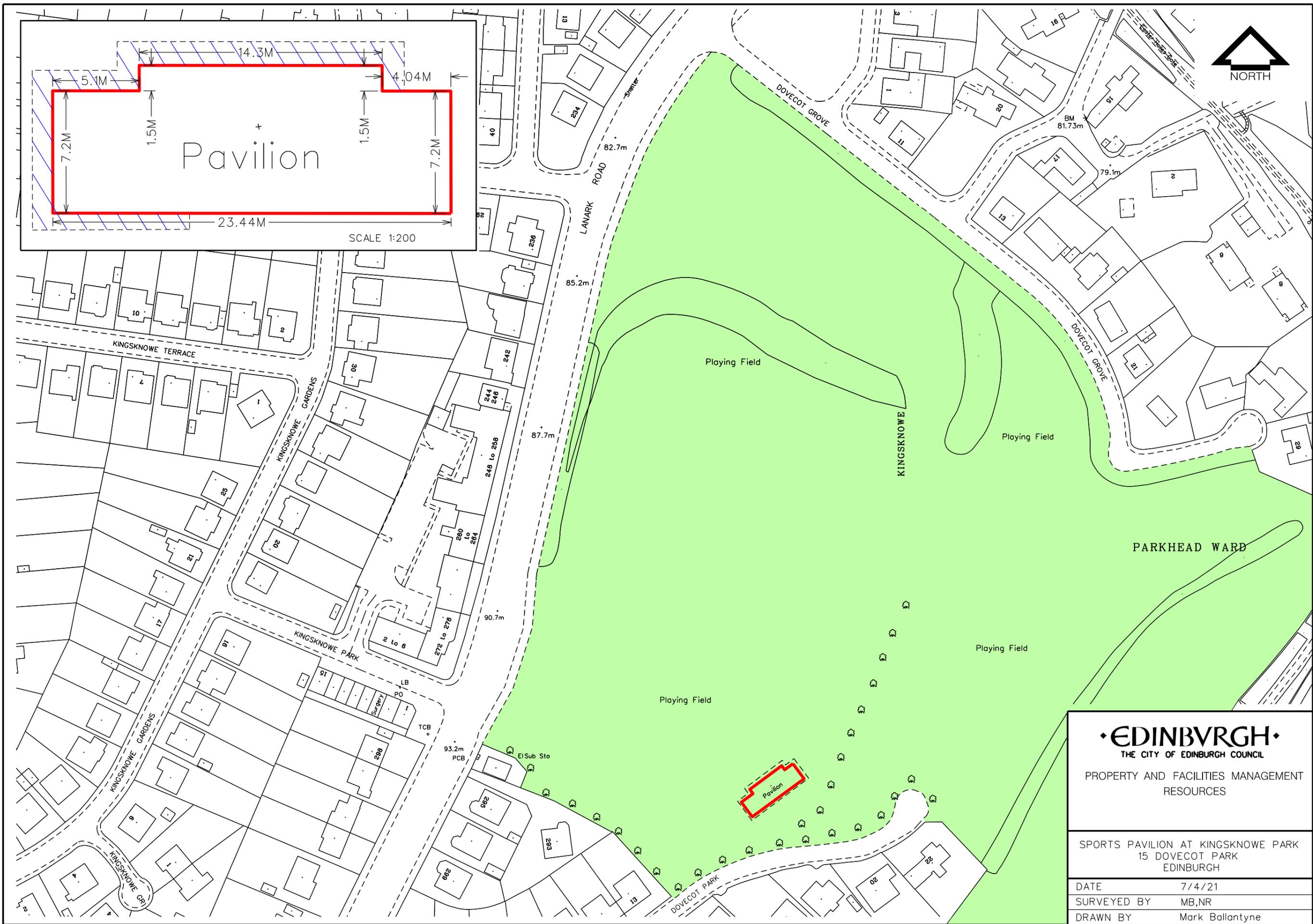
- 7.1 Ward members have been made aware of the recommendations of the report.

8. Background reading/external references

- 8.1 Not applicable.

9. Appendices

- 9.1 Appendix 1 – Location Plan



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 THE CITY OF EDINBURGH COUNCIL
 PROPERTY AND FACILITIES MANAGEMENT
 RESOURCES

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| SPORTS PAVILION AT KINGSKNOWE PARK 15 DOVECOT PARK EDINBURGH | |
| DATE | 7/4/21 |
| SURVEYED BY | MB,NR |
| DRAWN BY | Mark Ballantyne |
| SCALE | 1:1250 @ A3 SIZE |
| NEG. NO. | A3/1089 |

SITE PLAN

SCALE 1:1250