

Finance and Resources Committee

10.00am, Thursday, 9 December 2021

Saughtonhall Pavilion and Recreation Ground, Saughtonhall Avenue – Proposed New Lease

Executive/routine	Routine
Wards	Ward 6 - Corstorphine/Murrayfield
Council Commitments	2, 10

1. Recommendations

- 1.1 It is recommended that Finance and Resources Committee approves a 25-year lease to Saughtonhall Community Association of the pavilion and recreation ground at 22 Saughtonhall Avenue, Edinburgh on the terms outlined in this report and on other terms and conditions to be agreed by the Executive Director of Place.

Paul Lawrence

Executive Director of Place

Contact: Graeme McGartland, Investments Senior Manager

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

Report

Saughtonhall Pavilion and Recreation Ground, Saughtonhall Avenue – Proposed New Lease

2. Executive Summary

- 2.1 The pavilion and recreation ground at Saughtonhall Avenue has been leased to the local community association (or a previous iteration thereof) since 1929. The tenant has requested a new 25-year lease. This report seeks approval to grant a 25-year lease to Saughtonhall Community Association on the terms and conditions outlined in the report.

3. Background

- 3.1 Saughtonhall Avenue pavilion and recreation ground comprises a site extending to approximately 0.77 hectares (1.90 acres) as shown outlined in red on the plan at Appendix 1.
- 3.2 The property has been let to Saughtonhall Community Association (or a previous iteration thereof), who are a registered charity, since 1929. The most recent lease expired on 31 March 2017 and has been running on tacit relocation (silent renewal) since. The current rent is £405 per annum.
- 3.3 The Association are seeking a longer-term lease and will use the security of tenure to increase the prospects of fundraising for improvements. The principal intention is to improve the access to the hall for users with mobility challenges and install a disabled toilet.

4. Main report

- 4.1 Following discussions with the tenant, the following terms have been provisionally agreed:
- 4.1.1 Subjects: Saughtonhall Recreation Ground, 22 Saughtonhall Avenue, Edinburgh;
 - 4.1.2 Lease term: 25 years from 1 January 2022;
 - 4.1.3 Break Option: the tenant will have an annual break option exercised by serving three months' notice;
 - 4.1.4 Rent: £500 per annum;

- 4.1.5 Rent Review: 1 January 2027 and five yearly thereafter;
 - 4.1.6 Repair: full repairing and insuring lease;
 - 4.1.7 Use: community and recreation facility;
 - 4.1.8 Costs: both parties responsible for their own costs; and
 - 4.1.9 Other conditions: as contained in the subjects existing lease.
- 4.2 The tenant has fulfilled all their legal and financial obligations in terms of the existing lease.

5. Next Steps

- 5.1 Following approval of the terms by Committee, Legal Services will be instructed to progress with the documentation for the new lease.

6. Financial impact

- 6.1 The current rent is £450 per annum. The rent will increase to £500 per annum effective from 1 January 2022. The rent is paid to the General Property Account.

7. Stakeholder/Community Impact

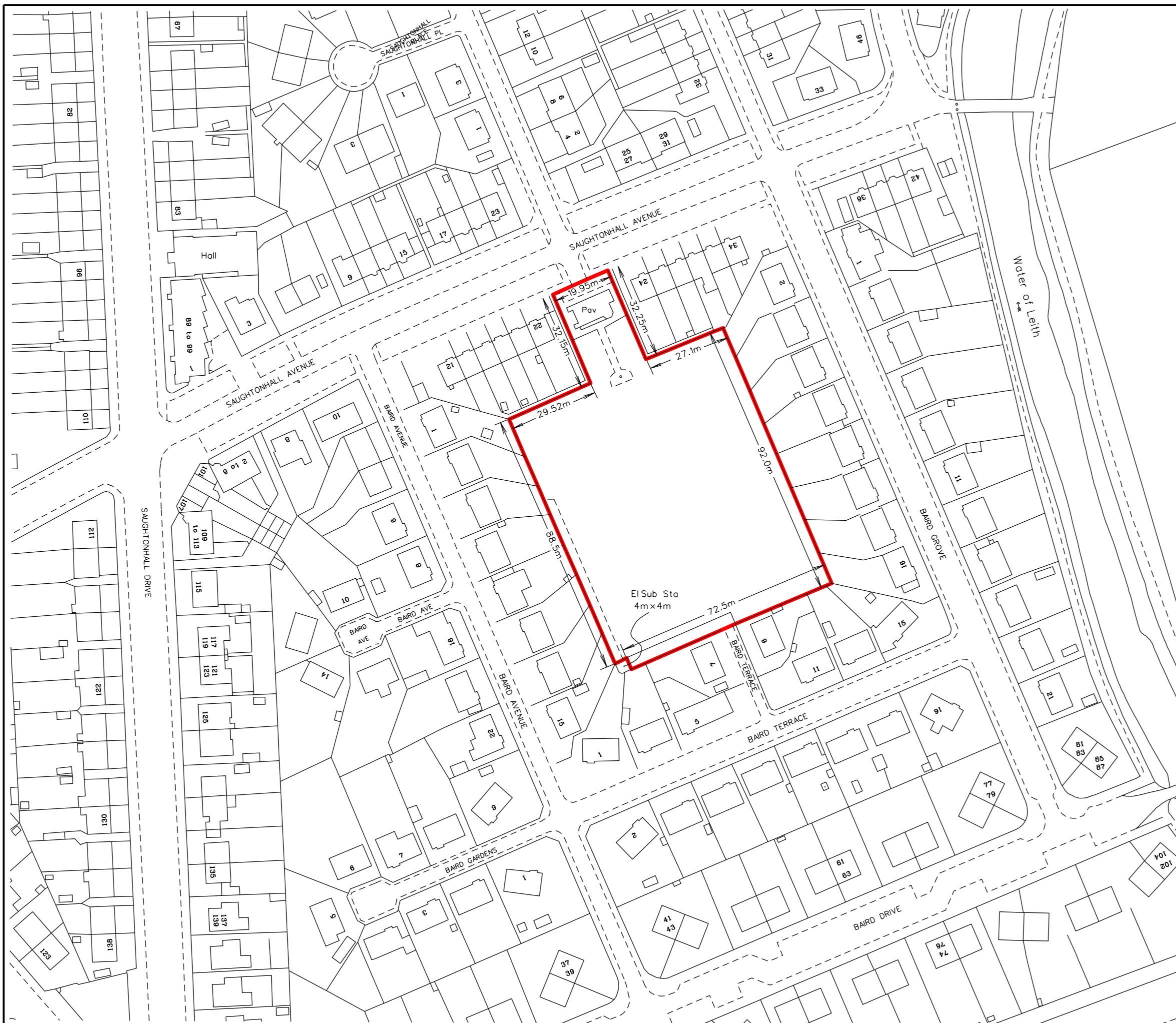
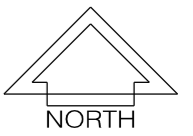
- 7.1 Ward members have been made aware of the recommendations of the report.

8. Background reading/external references

- 8.1 None.

9. Appendices

- 9.1 Appendix 1 – Location Plan.



AREA SHOWN OUTLINED RED - 0.770 ha (1.90 Acre)

• EDINBURGH • THE CITY OF EDINBURGH COUNCIL	
PROPERTY AND FACILITIES MANAGEMENT PLACE DIRECTORATE	
Saughtonhall Recreation Ground Saughtonhall Avenue EDINBURGH	
DATE	19/10/21
DRAWN BY	Mark Ballantyne
SCALE	1:1250 @ A3 SIZE
NEG. NO.	A3/249a