

Finance and Resources Committee

10.00am, Thursday, 3 March 2022

Summary Report on Property Transactions concluded under Delegated Authority

Executive/routine	Routine
Wards	All
Council Commitments	<u>2</u>

1. Recommendations

- 1.1 It is recommended that Finance and Resources Committee notes the 23 transactions detailed in the attached Appendix have been concluded in terms of the Council's 'Scheme of Delegation to Officers.'

Paul Lawrence

Executive Director of Place

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Report

Summary Report on Property Transactions concluded under Delegated Authority

2. Executive Summary

- 2.1 To advise the Committee of all lease agreements, etc. concluded in terms of the Council's 'Scheme of Delegation to Officers'.
- 2.2 This delegated authority currently extends to the conclusion of all new leases of up to five years in length where the rental is no greater than £50,000 per annum and rent reviews where the rental is no greater than £50,000 per annum. The authority also includes the sale of property which has been declared surplus to the requirements of the Council and sold on the open market to the highest bidder. Any transactions outwith these parameters are reported separately to Committee.

3. Background

- 3.1 Under the Council's Scheme of Delegation to Officers it is the responsibility of the Chief Executive or relevant Director to keep the elected members appropriately informed about activity arising within the scope of the delegated authority under the Scheme. Reporting on a quarterly basis is considered the appropriate manner and frequency of keeping members advised.

4. Main report

- 4.1 Appendix 1 provides details of 23 transactions completed under delegated authority since the last quarterly report.
- 4.2 The financial benefit to the Council of these transactions is summarised below:
 - 4.2.1 15 new Parks leases producing a total income of £66,722;
 - 4.2.2 Two licences on Festival/Conference Square producing £20,500;
 - 4.2.3 Two lease renewals producing a total of £45,000 per annum; and
 - 4.2.4 Four rent reviews producing an additional £4,500 per annum.

5. Next Steps

- 5.1 The report sets out transactions which have been completed, under delegated authority. There are no further steps in relation to these transactions.

6. Financial impact

- 6.1 The financial impact of the transactions noted are set out above.

7. Stakeholder/Community Impact

- 7.1 None.

8. Background reading/external references

- 8.1 None.

9. Appendices

- 9.1 Appendix 1 – Schedule of Property Transactions.

NEW LEASES – EVENTS

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
1. FM	4 - Forth	Places (Parks and Greenspace)	Gypsy Brae Recreation Ground/ Silverknowes Esplanade	Catriona Bruce t/a Sunset Marathon	Marathon event	Rent, including management fee: £195 Surveyor's Fee: £100 Lease Period: 21 August 2021
REMARKS: Half day Lease						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
2. FM	4 – Forth	Places (Parks and Greenspace)	Boardwalk, Marine Drive	Pennine Events Ltd (Social Bite)	Charity cycle event	Rent, including management fee: £780 Surveyor's Fee: £250 Lease Period: 4 – 6 Sept 2021
REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
3. FM	5 – Inverleith	Places (Parks and Greenspace)	Inverleith Public Park	Terry Crossley t/a Great Scottish Events	Christmas Charity event/run	Rent, including management fee: £1,740 Surveyor's Fee: £250 Lease Period: 3 – 5 Dec 2021
REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
4. FM	5 – Inverleith	Places (Parks and Greenspace)	Inverleith Public Park	Nice and Accurate Productions	Good Omens 2 filming	Rent, including management fee: £1,000 Surveyor's Fee: £250 Lease Period: 2 Nov 2021
REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
5. FM	6 – Corstorphine/ Murrayfield	Places (Parks and Greenspace)	Roseburn Park	Thebans FC	Inclusive Rugby Clinic Event	Rent, including management fee: £780 Surveyor's Fee: £250 Lease Period: 22 – 23 Oct 2021
REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
6. FM	11 – City Centre	Places (Parks and Greenspace)	West Princes Street Gardens	Rajnish Singh	Diwali	Rent, including management fee: £1, if asked Surveyor's Fee: £100 Lease Period: 20 – 21 Nov 2021
REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
7. FM	11 – City Centre	Places (Parks and Greenspace)	Calton Hill	Scottish Indian Arts Forum	Dusherra event	Rent, including management fee: £1, if asked Surveyor's Fee: £100 Lease Period: 17 Oct 2021
REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
8. FM	11 – City Centre	Places (Parks and Greenspace)	West Princes Street Gardens	World Wide Events Ltd	Edinburgh Oktoberfest	Rent, including management fee: £20,000 Surveyor's Fee: £300 Lease Period: 18 – 26 Oct 2021
REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
9. FM	11 – City Centre	Places (Parks and Greenspace)	West Princes Street Gardens	Fly Events Ltd	Music festival	Rent, including management fee: £28,600 Surveyor's Fee: £250 Lease Period: 10 – 23 Sept 2021
REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
10, FM	12 – Leith Walk	Places (Parks and Greenspace)	Montgomery Street Park	Rukhsana Ali	Multicultural Event	Rent, including management fee: £1, if asked Surveyor's Fee: £100 Lease Period: 5 Sept 2021
REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
11. FM	13 – Leith	Places (Parks and Greenspace)	Leith Links	WK Taylor Funfairs	Festival Funfair	Rent, including management fee: £3,582 Surveyor's Fee: £250 Lease Period: 14 – 21 Sept 2021
REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
12. FM	15 – Southside/ Newington	Places (Parks and Greenspace)	The Meadows	African Caribbean Society of Scotland	Black History Month	Rent, including management fee: £150 Surveyor's Fee: n/a Lease Period: 2 October 2021
REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
13. FM	15 – Southside/ Newington	Places (Parks and Greenspace)	The Meadows Public Park	David Taylor Funfairs	Fringe Funfair	Rent, including management fee: £10,790 Surveyor's Fee: £250 Lease Period: 1 – 13 Sept 2021

REMARKS:

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
14. FM	17 – Portobello/ Craigmillar	Places (Parks and Greenspace)	Bingham Public Park	Community Renewal	Lifting Neighbourhoods event	Rent, including management fee: £1, if asked Surveyor's Fee: £100 Lease Period: 4 Sept 2021

REMARKS:

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
15. FM	17 – Portobello/ Craigmillar	Places (Parks and Greenspace)	Foreshore and Prom at Portobello	Scottish Volleyball	Volleyball tournament	Rent, including management fee: £1, if asked Surveyor's Fee: £100 Lease Period: 23 – 26 Sept 2021
REMARKS:						

EVENTS – NEW LICENCES

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
16. FM	11 – City Centre	General Property Account	Festival Square (0.872 acres), 3 Festival Square, Edinburgh EH3 9SU	Edinburgh Cocktail Week Ltd	Temporary event space for cocktail festival 2021	Rent: £16,500 Surveyor's Fee: £250 Lease Period: 5 – 27 Oct 2021
REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
17. FM	11 – City Centre	General Property Account	Conference Square, Edinburgh, EH3	TED Conferences	Erection of marquee	Rent: £4,000 Surveyor's Fee: £250 Lease Period: 8 – 16 Oct 2021
REMARKS:						

LEASE RENEWALS

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
18. IL 01/T278T/29	1 – Almond	General Property	U29 Viewforthbank Ind Est, The Loan, South Queensferry, EH30 9SD	Martin Armstrong & Karen Barclay	Industrial (Class 4, 5 & 6) Car Mechanic	Old Rent: £19,500 per annum New Rent: £22,500 per annum From: 1 November 2021 to 31 October 2026 Payable: Monthly in Advance
REMARKS: NIA = 338.80sq m (3,647sq ft)						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
19. IL ES724/26A	12 – Leith Walk	General Property	31 West Bowling Green Street, Edinburgh, EH6 5NX	Original Casuals Limited	Industrial (Class 4) Clothing Manufacture & Design	Old Rent: £19,500 per annum New Rent: £22,500 per annum From: 1 February 2022 to 31 January 2027 Payable: Quarterly in Advance
REMARKS: NIA = 338.80sq m (3,647sq ft)						

RENT REVIEWS

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
20. IL 1967	1 – Almond	General Property	Unit 37 The Loan, Viewforthbank Industrial Estate, South Queensferry, EH30 9SD	John Hendrie Strachan	Class 1 Barber Shop	Old Rent: £6,500 per annum New Rent: £7,200 per annum From: 10 January 2022 to 9 January 2027 Payable: Monthly in Advance
REMARKS: GIA = 107sq m (1,156sq ft)						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
21. IL ES791/11	13 – Leith	General Property	Ground at 4 – 5 Carron Place, Edinburgh, EH6 7RE	Ark Estates (Scotland) Limited	Ground Lease (Class 4/6 – Two terraces of industrial style sheds have been built on the ground).	Old Rent: £18,300 per annum New Rent: £18,900 per annum From: 1 October 2020 – 30 September 2025. Payable: Half yearly in Advance.
REMARKS: 0.28 Hectares (0.512 Acres)						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
22. IL 1635	14 – Craigentiny / Duddingston	General Property	67 London Road, Edinburgh	British Telecommunic ations PLC	Ground (Class 4/6) The tenant has built a telephone exchange on the ground.	Old Rent: £19,000 per annum New Rent: £21,500 per annum From: 15 May 2020 – 14 May 2030. Payable: Half Yearly in Advance.
REMARKS: 0.512 Hectares (1.26 Acres)						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
23. IL ES779/3	17 – Portobello / Craigmillar	General Property	25 Peffer Place, Edinburgh, EH16 4BB	The AFE Group Limited	Ground (Class 4/6) The tenant has built and industrial style shed on the ground.	Old Rent: £12,800 per annum New Rent: £13,500 per annum From: 1 October 2021 – 30 September 2026. Payable: Quarterly in Advance.
REMARKS: 0.21 Hectares (0.52 Acres)						

