

Finance and Resources Committee

10.00am, Thursday, 8 September 2022

Land at Rannoch Terrace, Clermiston, Edinburgh – Proposed Disposal

Executive/routine Wards Council Commitments	Routine Drum Brae/Gyle
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1. Recommendations

- 1.1 It is recommended that Finance and Resources Committee:
 - 1.1.1 Approves the disposal of 247 sq m of land at Rannoch Terrace to AMA Homes, on the terms and conditions outlined in this report.

Paul Lawrence

Executive Director of Place

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Report

Land at Rannoch Road, Clermiston, Edinburgh – Proposed Disposal

2. Executive Summary

- 2.1 AMA Homes purchased the former Clermiston health clinic site in 2021 as a redevelopment opportunity. To create a more regular shaped development site AMA Homes approached the council to purchase an area of adjoining land, extending to 247 sq m, next to Rannoch Terrace. This report seeks approval to dispose of the land to AMA Homes on the terms and conditions outlined in the report.

3. Background

- 3.1 AMA Homes purchased the former health clinic site in 2021 with the intention to demolish the building and develop ground floor active frontage with affordable housing above.
- 3.2 Due to the irregular shaped nature of the site, AMA approached the Council with a request to purchase an area of adjoining land to complete a more regular shaped development site.
- 3.3 The Council land, which is broadly L-shaped, surrounds the north and west boundary of the former health clinic site, and extends to approximately 247 sq m as shown outlined in red on the attached plan.
- 3.4 The land is currently not used for any purpose, being primarily covered in grass and separated from a footpath by hedging. It has no alternative market value.

4. Main report

- 4.1 The following terms have been provisionally agreed:
- 4.1.1 Subjects: 247 sqm at Rannoch Terrace, Edinburgh;
 - 4.1.2 Purchaser: AMA Homes;
 - 4.1.3 Purchase Price: £38,000;

- 4.1.4 Condition of sale: Planning permission being obtained by the purchaser for the proposed residential development; and
- 4.1.5 Costs: the purchaser is to meet the Council's reasonable legal fees and Property Costs of 2% of the purchase price.
- 4.2 The Council instructed the District Valuer to provide a valuation of the site. The agreed purchase price is based on this valuation and is comparable to similar disposals in Edinburgh.

5. Next Steps

- 5.1 Following Committee approval, Legal Services will be instructed to progress with drafting the essential documentation for the conditional disposal.

6. Financial impact

- 6.1 A capital receipt of £38,000 will be achieved in financial year 2022/23, assuming planning permission for the proposed development is achieved.

7. Stakeholder/Community Impact

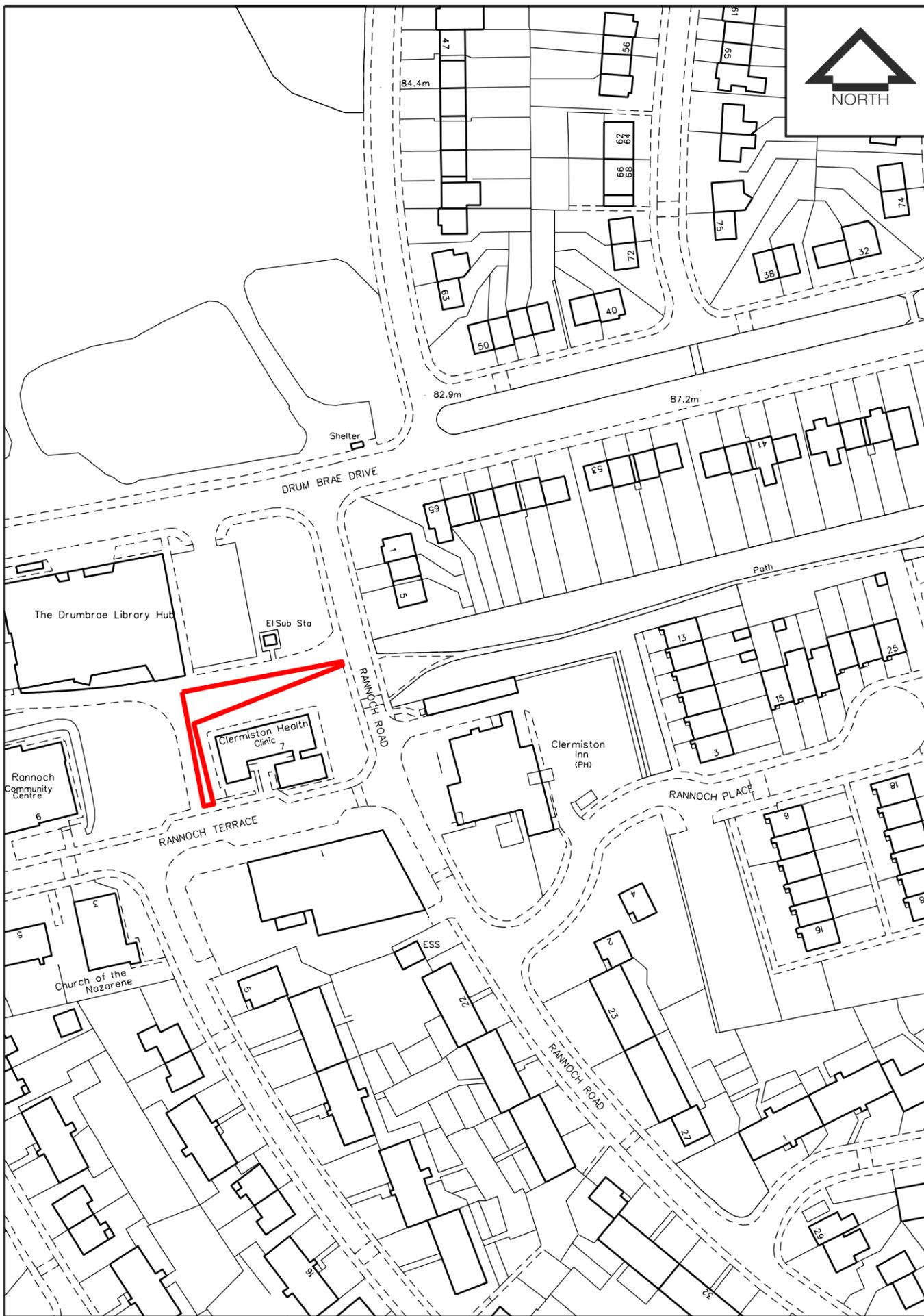
- 7.1 Ward members have been made aware of the recommendations of the report.

8. Background reading/external references

- 8.1 None.

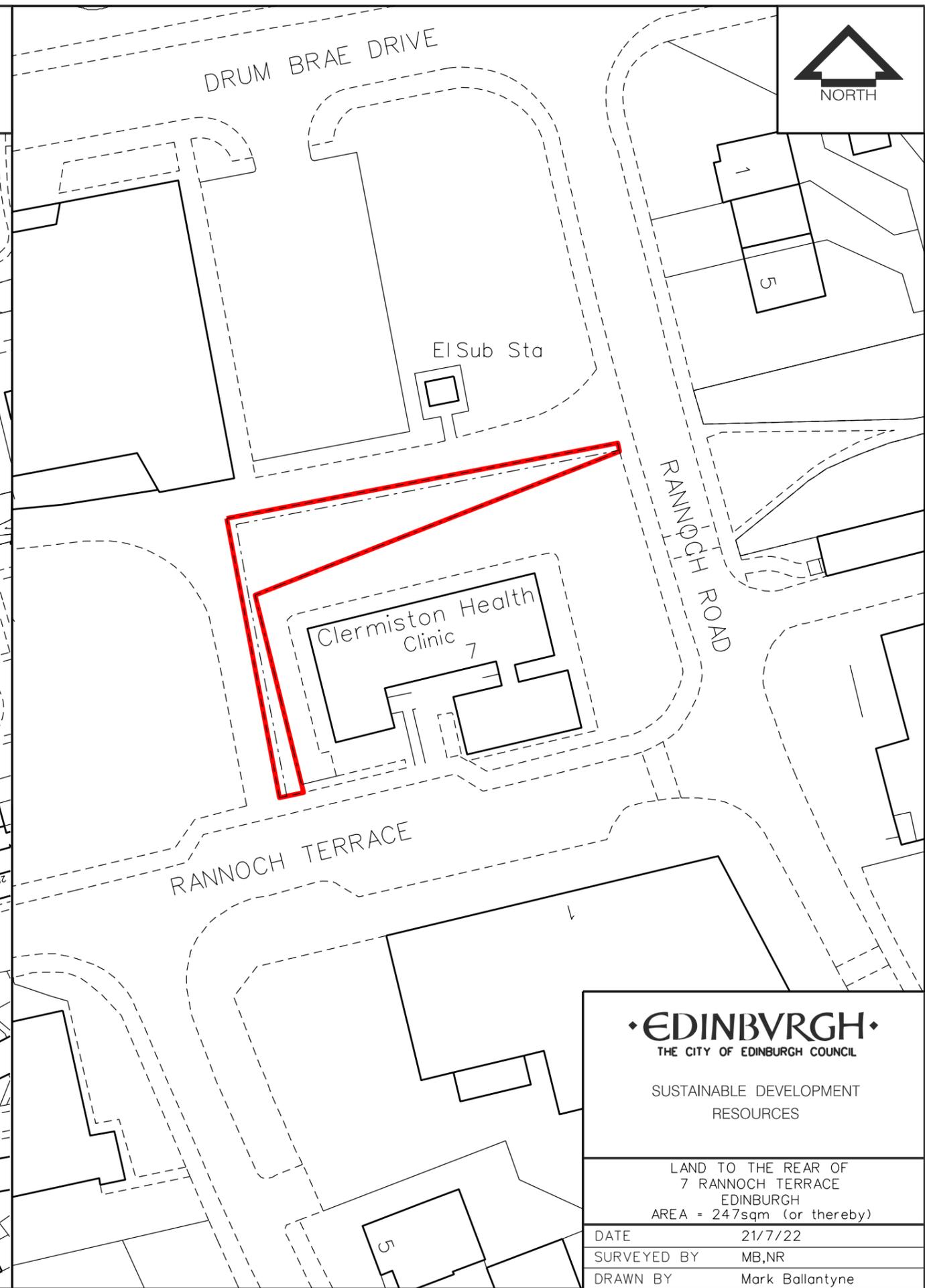
9. Appendices

- 9.1 Appendix 1 – Location plan.



LOCATION PLAN

SCALE 1:1250



SITE PLAN

SCALE 1:500

• EDINBURGH • THE CITY OF EDINBURGH COUNCIL	
SUSTAINABLE DEVELOPMENT RESOURCES	
LAND TO THE REAR OF 7 RANNOCH TERRACE EDINBURGH AREA = 247sqm (or thereby)	
DATE	21/7/22
SURVEYED BY	MB,NR
DRAWN BY	Mark Ballantyne
SCALE	1:200 @ A3 SIZE
NEG. NO.	A3/2444a