

Finance and Resources Committee

10.00am, Thursday, 8 September 2022

Walk Up Avenue, Craigmillar, Edinburgh - Proposed New Lease

Executive/routine Wards Council Commitments	Routine 17 – Portobello / Craigmillar
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1. Recommendations

- 1.1 It is recommended that Finance and Resources Committee:
 - 1.1.1 Notes the outcome of the marketing exercise for the first commercial unit at Walk Up Avenue, Craigmillar;
 - 1.1.2 Notes the connection with the motion approved by Council, on [30 June 2022](#), regarding Trade Unions in Communities; and
 - 1.1.3 Approves the lease to the Trade Unions in Communities 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

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Report

Walk Up Avenue, Craigmillar, Edinburgh – Proposed New Lease

2. Executive Summary

- 2.1 The Craigmillar Meanwhile Project is a proposal to transform an unused site in the heart of Craigmillar Town Centre into a place that can be enjoyed by the entire community. The first commercial unit on the site has been marketed to let and the outcome of the process is outlined in this report with a recommendation to lease to Trade Unions in Communities.

3. Background

- 3.1 The Craigmillar Meanwhile Project is a proposal to transform an unused site in the heart of Craigmillar Town Centre into a place that can be enjoyed by the entire community. Funding for the project has been received from a number of sources including the Place Based Investment Programme, Scotland Loves Local and Nature Scot.
- 3.2 Two commercial units are proposed and set within a wider green space with a sculptural entranceway providing a link with the existing play area and access to seating, informal play, events space with a stage pavilion and the commercial unit(s). Titled 'Walk-Up Avenue' it aims to support the wider regeneration investment in the Craigmillar area.
- 3.3 The first commercial unit extends to 34 sq m (366 sq ft) or thereby and is shown outlined in red on the attached plan. Following a closing date in July, 11 bids were received for a variety of uses.
- 3.4 Related to the proposed lease of the property, the Council, on 30 June 2022, approved the following motion by Councillor Kate Campbell:-

“Council:

Recognises that the impacts of Covid, Brexit, and now the cost of living crisis are entrenching inequality in our city.

Further recognises that the importance of services and support, targeted to the communities where the need is highest, must be a priority for the Council during this administrative term.

Welcomes the move by Trades Unions to come together to develop a 'Trades Unions in Communities' strategy and plan, built around community hubs run in conjunction with community groups and organisations.

Agrees that access to advice on housing, health, benefits, skills and employment rights will be more crucial than ever, and further agrees that these must be prioritised when the Council is developing and implementing policies such as Twenty Minute Neighbourhoods, developing our response to the prevention duty, creating a 'no wrong door approach' and considering how best to implement the outcomes from the Poverty Commission.

Further recognises the contribution the hubs could make to the delivery of these policies and improved outcomes for our communities.

Welcomes the intention to create one of these hubs in Niddrie, recognising that the wider Niddrie and Craigmillar area is one of the largest areas of multiple deprivation in Edinburgh, as defined by the Scottish Index of Multiple Deprivation.

Instructs Council officers from within the Twenty Minute Neighbourhood Team, and the Prevention Team, to engage with the Trades Unions and community groups to see what support the council can offer to help create this hub.

Agree that the Housing, Homelessness & Fair Work Committee will receive a report in two cycles updating on progress with these discussions".

4. Main report

- 4.1 At the closing date for offers 11 bids were received, which were mainly for hot food/café style use. The highest financial offer of £10,000 per annum is for restaurant use but is predicated on a 20-year lease which is not available for this meantime use site. For this reason, the top financial offer has been discounted.
- 4.2 The remaining offers fall within a financial range of between £3,500 (the asked rent) and £6,000 per annum, with the latter for hot food takeaway use.
- 4.3 The connection between the motion at paragraph 3.4 and the subject property is that the Trades Unions in Communities (TUIC) submitted a bid for the property. The bid is for an initial one-year term at the asking rent of £3,500 per annum.
- 4.4 The proposal is to establish a new venture in the Craigmillar to enhance the lives of people in the local area. TUIC intend to work with established community enterprises in the area such as Connecting Craigmillar, Craigmillar Alliance Trust and will explore the provision of a café on the site to be run by The Whitehouse Café.
- 4.5 The service will provide advice on work related problems as well as sign posting to appropriate bodies to deal with issues such as housing and benefits. Education facilities will also be provided concentrating on upskilling the community and assisting with employment opportunities. The project will be funded by Trade Union branches in the Edinburgh and Lothian area and will be staffed by volunteers from those branches.

- 4.6 While higher financial bids, in annual rent terms, were received as part of the closing date process, the proposed use from the Trade Union bid does offer improved local outcomes. This is also the context of the approved motion at para.3.4. In these circumstances, it is recommended that the bid from the Trade Unions is accepted.
- 4.7 Given the level of interest in the property, funding is currently being sought to create a second commercial unit, which will again be exposed to the open market for let.

5. Next Steps

- 5.1 Following Committee approval, Legal Services will be instructed to progress with drafting the essential documentation for the proposed lease.
- 5.2 The motion at paragraph 3.4 will be addressed at the Housing, Homelessness and Fair Work Committee.

6. Financial impact

- 6.1 Additional income of £3,500 per annum will be credited to the Housing Revenue Account (HRA).

7. Stakeholder/Community Impact

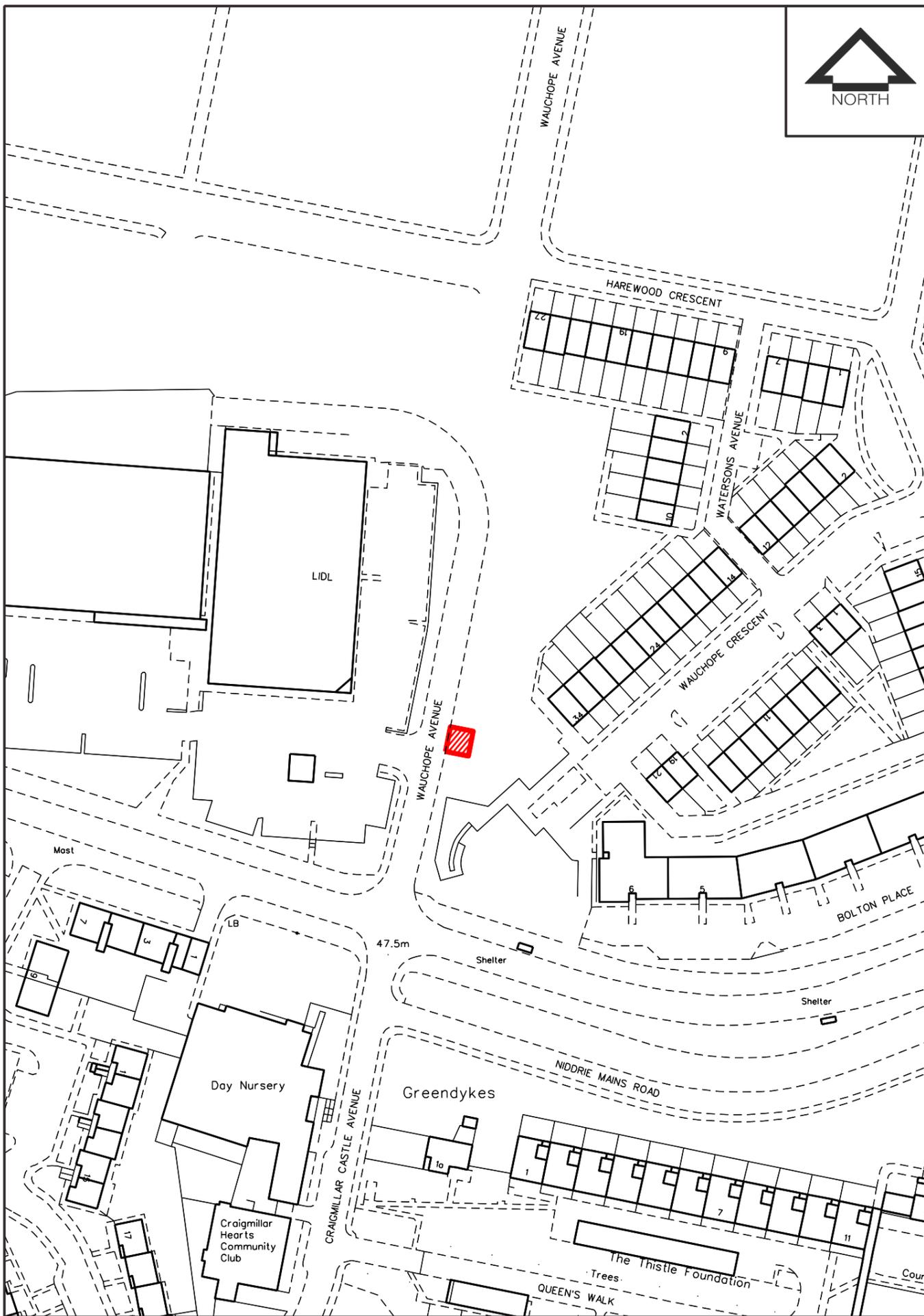
- 7.1 Ward members have been made aware of the recommendations of the report.

8. Background reading/external references

- 8.1 None.

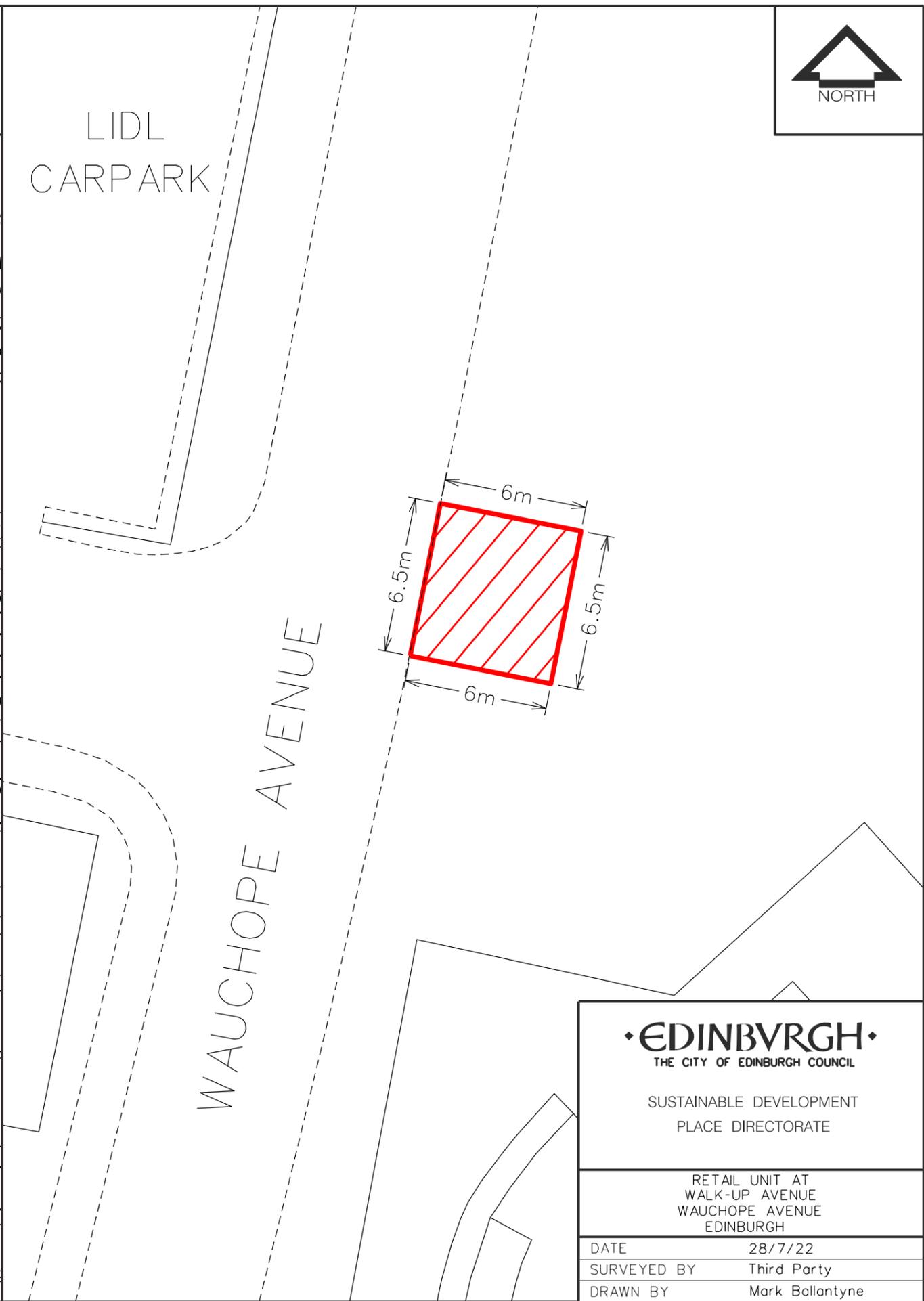
9. Appendices

- 9.1 Appendix 1 – Location plan.



LOCATION PLAN

SCALE 1:1250



SITE PLAN

SCALE 1:200

EDINBURGH THE CITY OF EDINBURGH COUNCIL	
SUSTAINABLE DEVELOPMENT PLACE DIRECTORATE	
RETAIL UNIT AT WALK-UP AVENUE WAUCHOPE AVENUE EDINBURGH	
DATE	28/7/22
SURVEYED BY	Third Party
DRAWN BY	Mark Ballantyne
SCALE	1:200 @ A3 SIZE
NEG. NO.	A3/2469