

Finance and Resources Committee

10.00am, Thursday, 10 November 2022

Walled Garden and Stable Block at Gracemount Mansion, Gracemount House Drive, Edinburgh – Proposed New Lease

Executive/routine	Routine
Wards	16 – Liberton/Gilmerton
Council Commitments	

1. Recommendations

- 1.1 It is recommended that Finance and Resources Committee approves a new 40-year lease to Transition Edinburgh South (Scotland) Ltd Limited of the walled garden and stable block at Gracemount Mansion, Gracemount House Drive, Edinburgh on the terms and conditions outlined in this report.

Paul Lawrence

Executive Director of Place

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Report

Walled Garden and Stable Block at Gracemount Mansion, Gracemount House Drive, Edinburgh – Proposed New Lease

2. Executive Summary

- 2.1 Transition Edinburgh South (TES) (Scotland) Limited have occupied the walled garden at Gracemount Mansion on an informal basis since 2013. To formalise occupation and explore options for the regeneration of the derelict stable block to provide a community café, a longer lease has been requested. This report seeks approval to grant a 40-year lease to TES on the terms and conditions outlined in the report.

3. Background

- 3.1 The walled garden and stable block occupy a site which extends to approximately 0.244 hectares (0.80 acres), as shown outlined red on the plan at Appendix 1.
- 3.2 The site forms part of the grounds of Gracemount Mansion, which was run as a community centre since the 1950's. The building closed in 2018 due to ceiling collapses, leaving the interior of the building in a dangerous condition. The mansion remains unoccupied and has suffered vandalism since closure.
- 3.3 TES is part of the national transition movement created by people working together in local areas towards transformative change that significantly reduces carbon emissions, meets social needs, enables sustainable lifestyles and creates new forms of collaborative democracy and decision making.
- 3.4 TES has occupied the walled garden on an informal basis since 2013. To formalise occupation and explore options for the regeneration of the derelict stable, a lease has been requested.
- 3.5 The mansion and surrounding grounds are being considered for a community asset transfer (CAT) and feasibility studies are being prepared by Gracemount Mansion Development Trust, with a view to prepare a formal CAT request in due course. Representatives of TES sit on the Trust's steering committee.

4. Main report

- 4.1 The following terms have been provisionally agreed:
 - 4.1.1 Subjects: Walled Garden and Stable Block at Gracemount Mansion, Gracemount House Drive, Edinburgh;
 - 4.1.2 Tenant: Transition Edinburgh South (Scotland) Ltd;
 - 4.1.3 Lease term: 40 years from 1 April 2023;
 - 4.1.4 Break Option: the tenant will have the benefit of a break option, on each 5th anniversary of the date of entry on serving not less than six months written notice on the Council to this effect;
 - 4.1.5 Rent: £100 per annum;
 - 4.1.6 Repair: the tenant will accept a full repairing liability for the subjects and walls/fences which enclose the perimeter;
 - 4.1.7 Use: as a growing garden which will encourage and support other community use, raise awareness of environmental impact of food and contribute to community cohesion and resources; and
 - 4.1.8 Costs: both parties responsible for their own costs.
- 4.2 The longer lease will allow TES to explore options for the regeneration of the derelict stable block to provide a community cafe and enhance the work they are currently undertaking in the community.

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 rent under the proposed lease is £100 per annum however this reflects the significant liabilities which TES will inherit. As a result of the lease there will be a substantial cost saving to the Council in terms of ongoing future maintenance liabilities.

7. Stakeholder/Community Impact

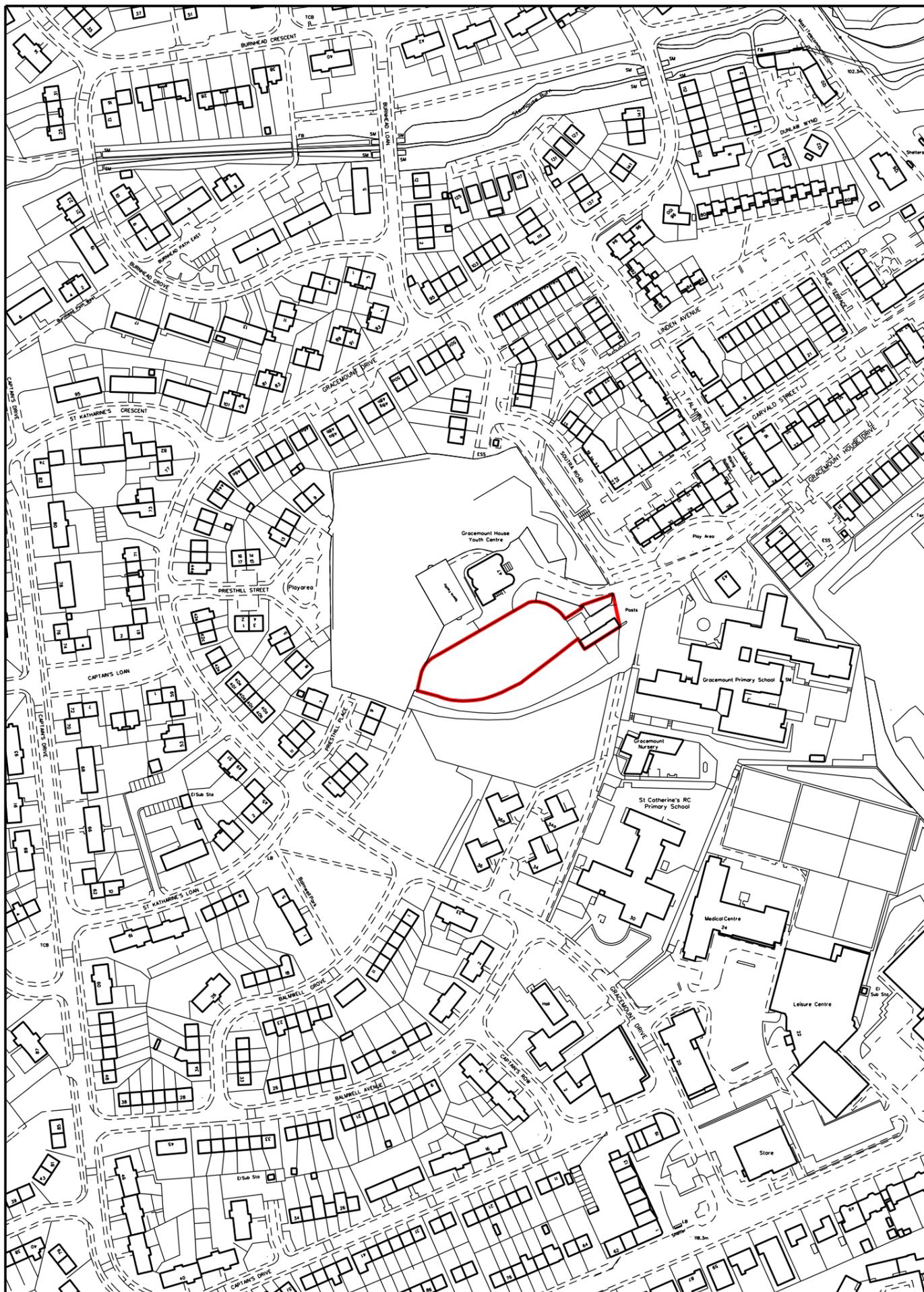
- 7.1 Ward members have been made aware of the recommendations of the report.

8. Background reading/external references

- 8.1 None.

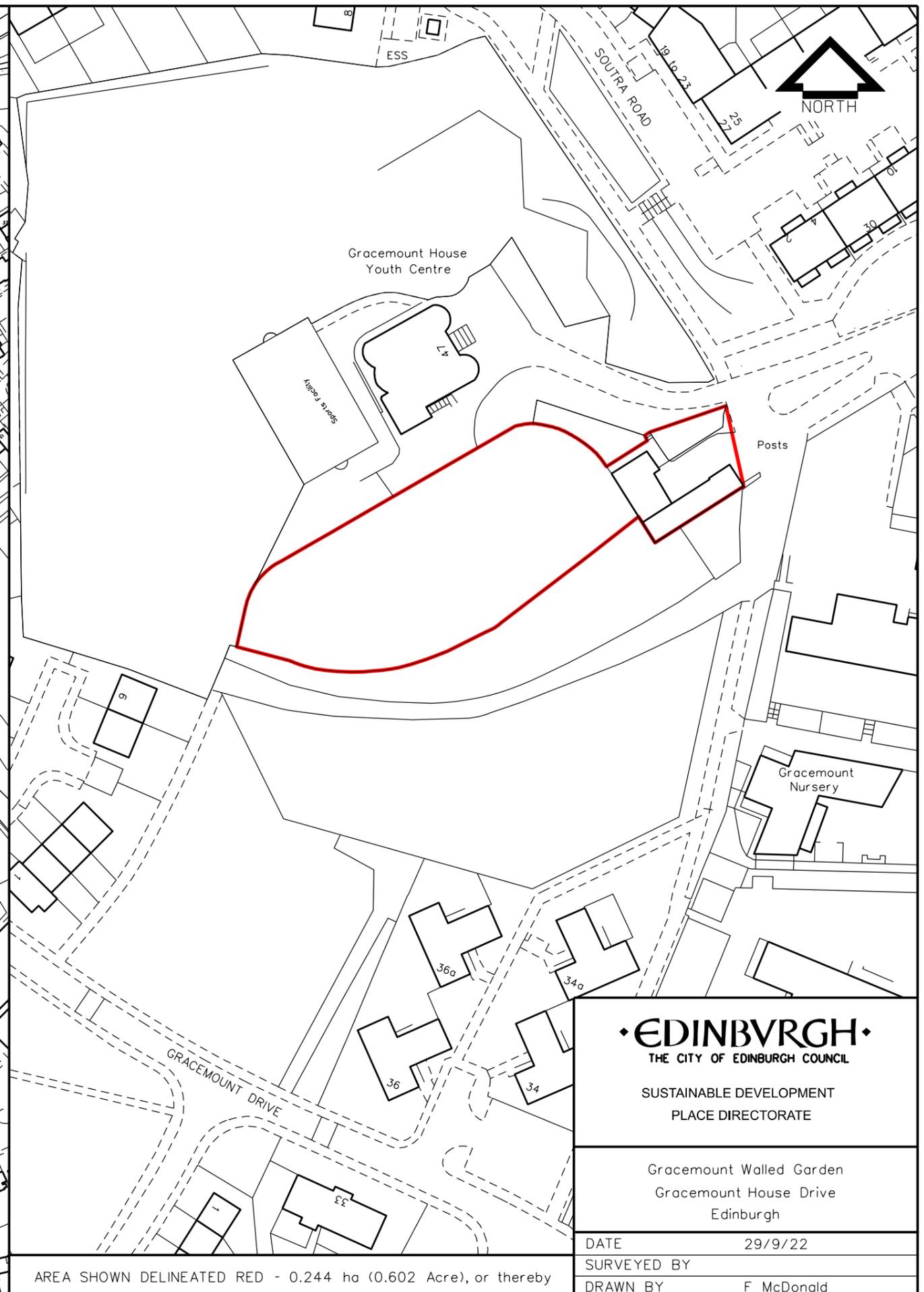
9. Appendices

9.1 Appendix 1 – Location plan.



LOCATION PLAN

SCALE 1:2500



SITE PLAN

SCALE 1:1000

• EDINBURGH • THE CITY OF EDINBURGH COUNCIL	
SUSTAINABLE DEVELOPMENT PLACE DIRECTORATE	
Gracemount Walled Garden Gracemount House Drive Edinburgh	
DATE	29/9/22
SURVEYED BY	
DRAWN BY	F McDonald
FILE NO.	
NEG. NO.	NT2768/A3/2144

AREA SHOWN DELINEATED RED - 0.244 ha (0.602 Acre), or thereby