

Finance and Resources Committee

10.00am, Thursday, 10 November 2022

Lochend Golf Club, 147 Craigentiny Avenue, Edinburgh – Proposed Lease

Executive/routine Wards Council Commitments	Routine 14 – Craigentiny/Duddingston
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1. Recommendations

- 1.1 It is recommended that Finance and Resources Committee approves a new 40-year lease to Lochend Golf Club, 147 Craigentiny Avenue, Edinburgh on the terms and conditions outlined in this report.

Paul Lawrence

Executive Director of Place

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Report

Lochend Golf Club, 147 Craigentenny Avenue, Edinburgh – Proposed Lease

2. Executive Summary

- 2.1 Lochend Golf Club currently lease ground at Craigentenny Avenue from the Council for the provision of a club house. The existing lease expired in April 2015 and is currently running on a year-to-year basis. The tenant has requested a new lease to provide greater security of tenure. This report seeks approval to grant a 40 year lease to Lochend Golf Club on the terms and conditions outlined in the report.

3. Background

- 3.1 Lochend Golf Club have occupied the ground at Craigentenny Avenue, on which the tenant has built a clubhouse, since May 1975.
- 3.2 The ground which is leased to extends to 520 sq m (0.128 acres) and is shown outlined in red on the attached plan.
- 3.3 The original lease was for a term of 40 years from 1975 and expired in April 2015. It has been running on a year to year basis since that time, at a rent of £900 per annum.
- 3.4 To provide increased security of tenure Lochend Golf Club has requested a new 40-year lease to be put in place.

4. Main report

- 4.1 The following terms have been provisionally agreed:
- 4.1.1 Subjects: ground at 147 Craigentenny Avenue, extending to 520 sq m or thereby;
 - 4.1.2 Tenant: Lochend Golf Club;
 - 4.1.3 Lease term: 40 years from date of entry (to be agreed following Committee);
 - 4.1.4 Rent: £1,000 per annum;
 - 4.1.5 Rent review: five yearly linked to RPI;

- 4.1.6 Repair: tenant full repairing liability;
- 4.1.7 Use: ground for clubhouse; and
- 4.1.8 Costs: both parties responsible for their own costs.

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 Effective from the lease start date the annual rent will increase from £900 per annum to £1,000 per annum credited to the General account.

7. Stakeholder/Community Impact

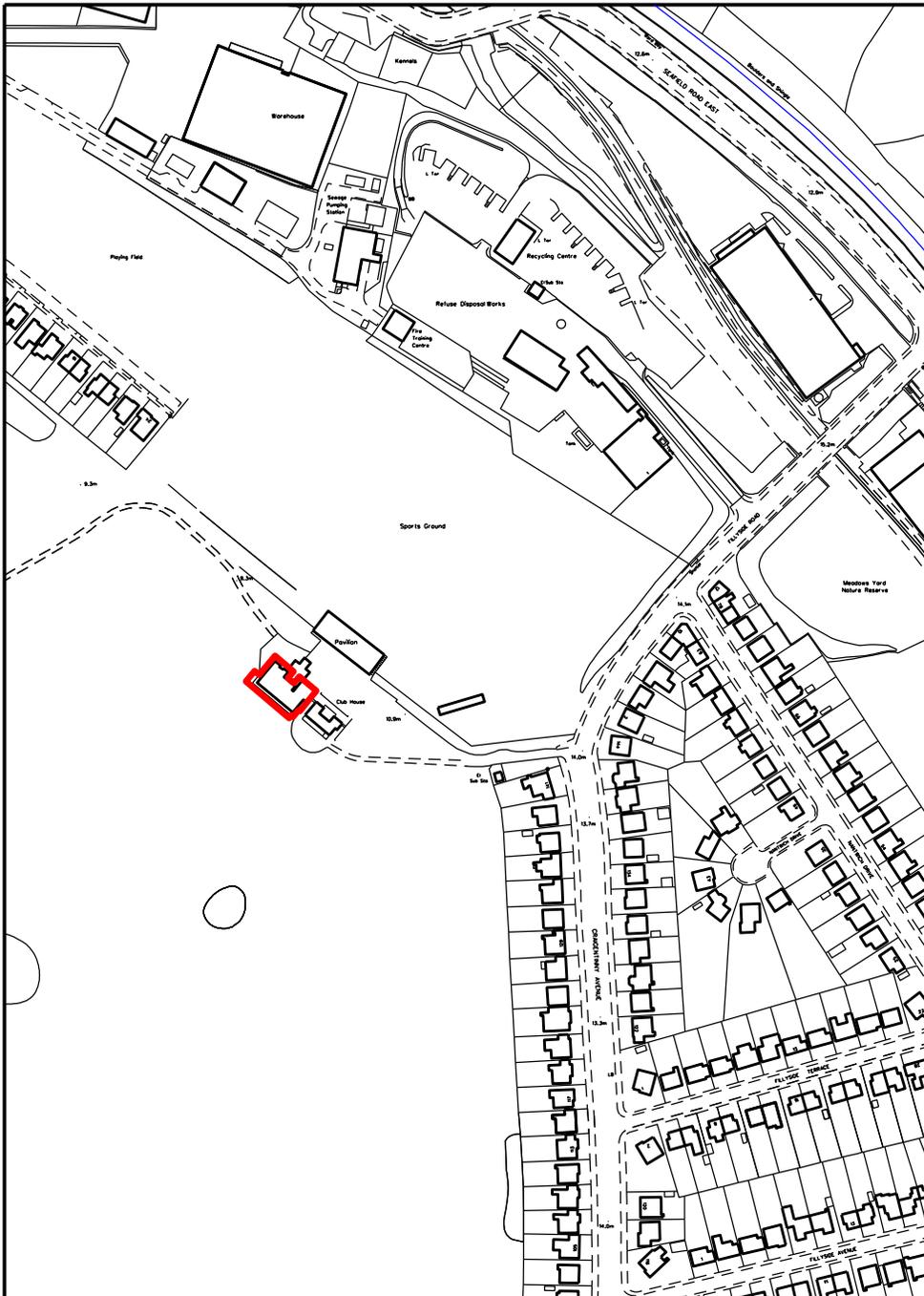
- 7.1 Ward members have been made aware of the recommendations of the report.

8. Background reading/external references

- 8.1 None.

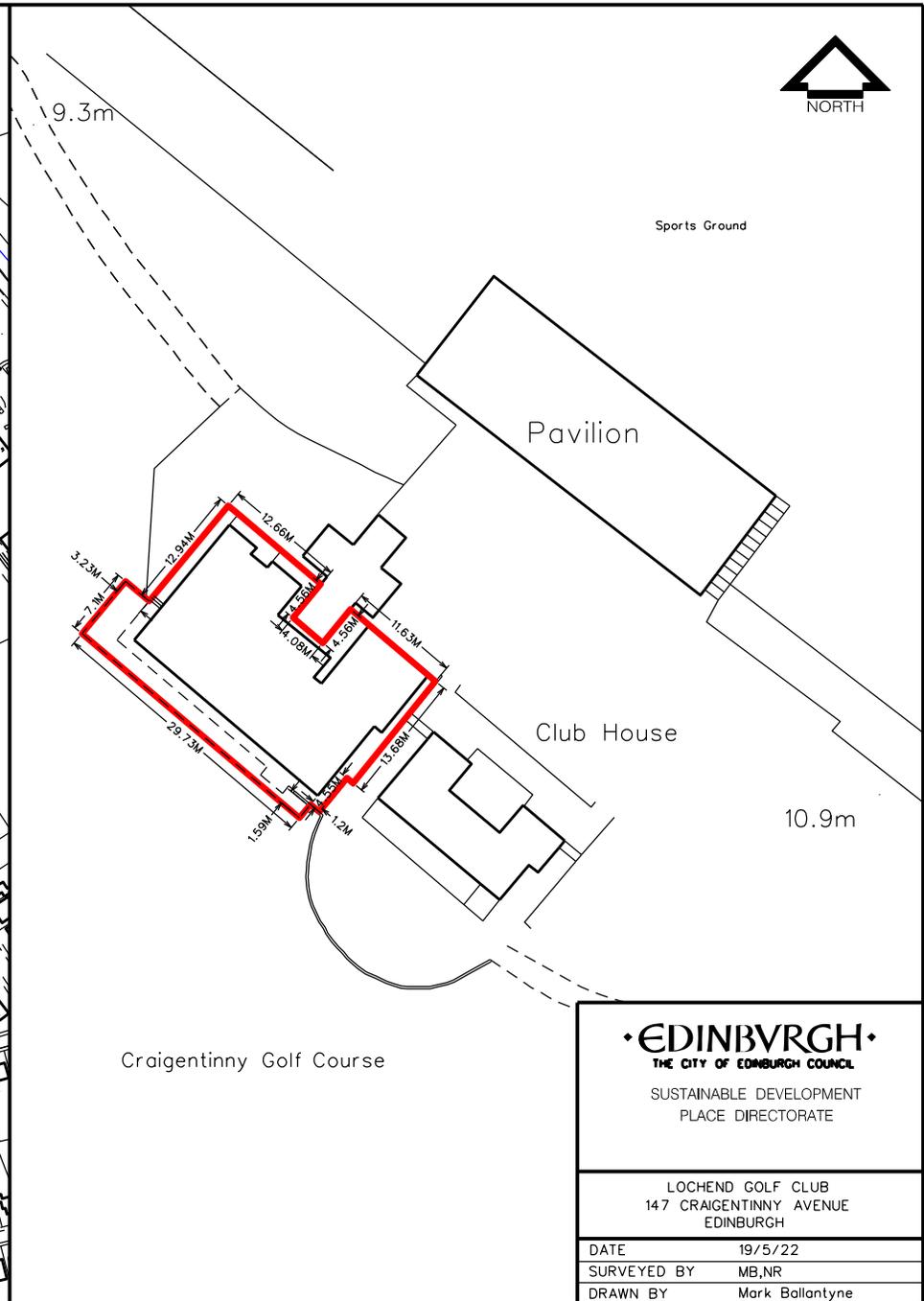
9. Appendices

- 9.1 Appendix 1 – Location plan.



LOCATION PLAN

SCALE 1:2500



SITE PLAN

SCALE 1:500

• EDINBURGH • THE CITY OF EDINBURGH COUNCIL SUSTAINABLE DEVELOPMENT PLACE DIRECTORATE	
LOCHEND GOLF CLUB 147 CRAIGENTINNY AVENUE EDINBURGH	
DATE	19/5/22
SURVEYED BY	MB,NR
DRAWN BY	Mark Ballantyne
SCALE	1:500 @ A3 SIZE
NEG. NO.	A3/1292