

Finance and Resources Committee

10.00am, Thursday, 26 January 2023

Land at Sighthill Crescent, Edinburgh - Proposed Disposal

Executive/routine Wards Council Commitments	Routine 7 – Sighthill/Gorgie
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1. Recommendations

- 1.1 It is recommended that Finance and Resources Committee approve the disposal of 553 sq m of land at Sighthill Crescent, Edinburgh to EJ Manufacture Limited (Edinburgh Sash & Case) on the terms and conditions outlined in this report.

Paul Lawrence

Executive Director of Place

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Report

Land at Sighthill Crescent, Edinburgh - Proposed Disposal

2. Executive Summary

- 2.1 To protect access to their business premises, EJ Manufacture Limited are seeking to purchase an area of Council land located within a former car park on Sighthill Crescent. This report seeks approval to sell 553 sq m of land on the terms and conditions outlined in the report.

3. Background

- 3.1 The subjects form part of the former Westburn Primary School car park area, which was transferred to the Housing revenue Account (HRA) in 2018 to be included within part of the Council's house building programme.
- 3.2 EJ Manufacture Limited, trading as Edinburgh Sash & Case (ES&C), is a window manufacturing business located adjacent to the site at Sighthill Crescent, as shown shaded blue on the attached plan. Since developing land in front of their workshop they have used the former car park on an informal basis for parking and unloading. Subsequently, a licence has been put in place to regulate the use on a short-term and covers an area of approximately 553 sq m shown outlined in red on the plan.
- 3.3 If the former car park site is redeveloped in its entirety, removing the access, all parking and loading operations will move to the street, which will cause significant traffic and road safety issues.

4. Main report

- 4.1 The Council has worked with ES&C to determine if there were relocation opportunities within the wider Wester Hailes area which would allow the Council to purchase their site and include it in the car park development. However, this was not considered to be financially viable to the Council.
- 4.2 Consequently, the redevelopment plans for the car park will be amended to leave the small strip of land for access to the ES&C premises. To protect the long-term access to the property, ES&C has requested to purchase the area of land.

- 4.3 The following terms have been provisionally agreed for the disposal:
- 4.3.1 Site: 553 sq m as shown outlined in red on the attached plan;
 - 4.3.2 Purchaser: EJ Manufacture Limited;
 - 4.3.3 Price: £85,000 inclusive of costs; and
 - 4.3.4 Phased payment: 50% of the purchase price will be paid on the date of entry with the remainder after payable after 12 months.
- 4.4 The Council instructed an independent market valuation of the area of land based on the land value for the development of affordable housing. The agreed purchase price is based on this valuation and is comparable to similar disposals in Edinburgh.

5. Next Steps

- 5.1 Following approval of the terms by Committee, Legal Services will be instructed to progress with the documentation for the disposal.

6. Financial impact

- 6.1 The capital receipt will be received in two equal payments, the first in financial year 2022/23. The receipt will be credited to the HRA.
- 6.2 The receipt will be reinvested in the delivery of new Council homes in West Edinburgh through the Council's affordable housebuilding programme

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.



EDINBURGH
THE CITY OF EDINBURGH COUNCIL

SUSTAINABLE DEVELOPMENT
PLACE DIRECTORATE

LAND AT
SIGHTHILL CRESCENT
EDINBURGH

DATE	15/12/22
SURVEYED BY	Third Party
DRAWN BY	Mark Baillantlyne
SCALE	1:1250 @ A3 SIZE
NEG. NO.	A3/2484

LOCATION PLAN

SCALE 1:1250

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