

# Finance and Resources Committee

10.00am, Thursday, 26 January 2023

## Ground (Part of Cavalry Park), Duddingston Road West, Edinburgh – Proposed Lease

Executive/routine	Routine
Wards	14 – Craigentinny/Duddingston
Council Commitments	

### 1. Recommendations

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- 1.1 It is recommended that Finance and Resources Committee approves a new 40-year lease to Portobello Former Pupils Rugby Club of ground in Cavalry Park, Duddingston Road West, Edinburgh on the terms and conditions outlined in this report.

**Paul Lawrence**

Executive Director of Place

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# Report

## Ground (Part of Cavalry Park), Duddingston Road West, Edinburgh – Proposed Lease

### 2. Executive Summary

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- 2.1 Portobello Former Pupils Rugby Club (PFPRC) currently lease ground within Cavalry Park, Duddingston Road West from the Council on which they erected a club house. The existing lease expired in April 2017 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 PFPRC on the terms and conditions outlined in the report.

### 3. Background

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- 3.1 PFPRC has occupied ground at Cavalry Park, on which the tenant has built a clubhouse, since May 1977.
- 3.2 The ground, which is leased, extends to 428 sq m (0.106 acres) and is shown outlined in red on the attached plan.
- 3.3 The original lease was for a term of 40-years from 1977 and expired in April 2017. 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 PFPRC has requested a new 40-year lease to be put in place.

### 4. Main report

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- 4.1 The following terms have been provisionally agreed:
- 4.1.1 Subjects: ground within Cavalry Park, Duddingston Road West, extending to 428 sq m or thereby;
  - 4.1.2 Tenant: Portobello Former Pupils Rugby 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.
- 4.2 The longer lease will allow PFPRC to seek funding for investment in the clubhouse and promote the facility as a wider sports hub to include e.g. cricket and football.

## **5. Next Steps**

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- 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**

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- 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**

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

## **8. Background reading/external references**

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- 8.1 None.

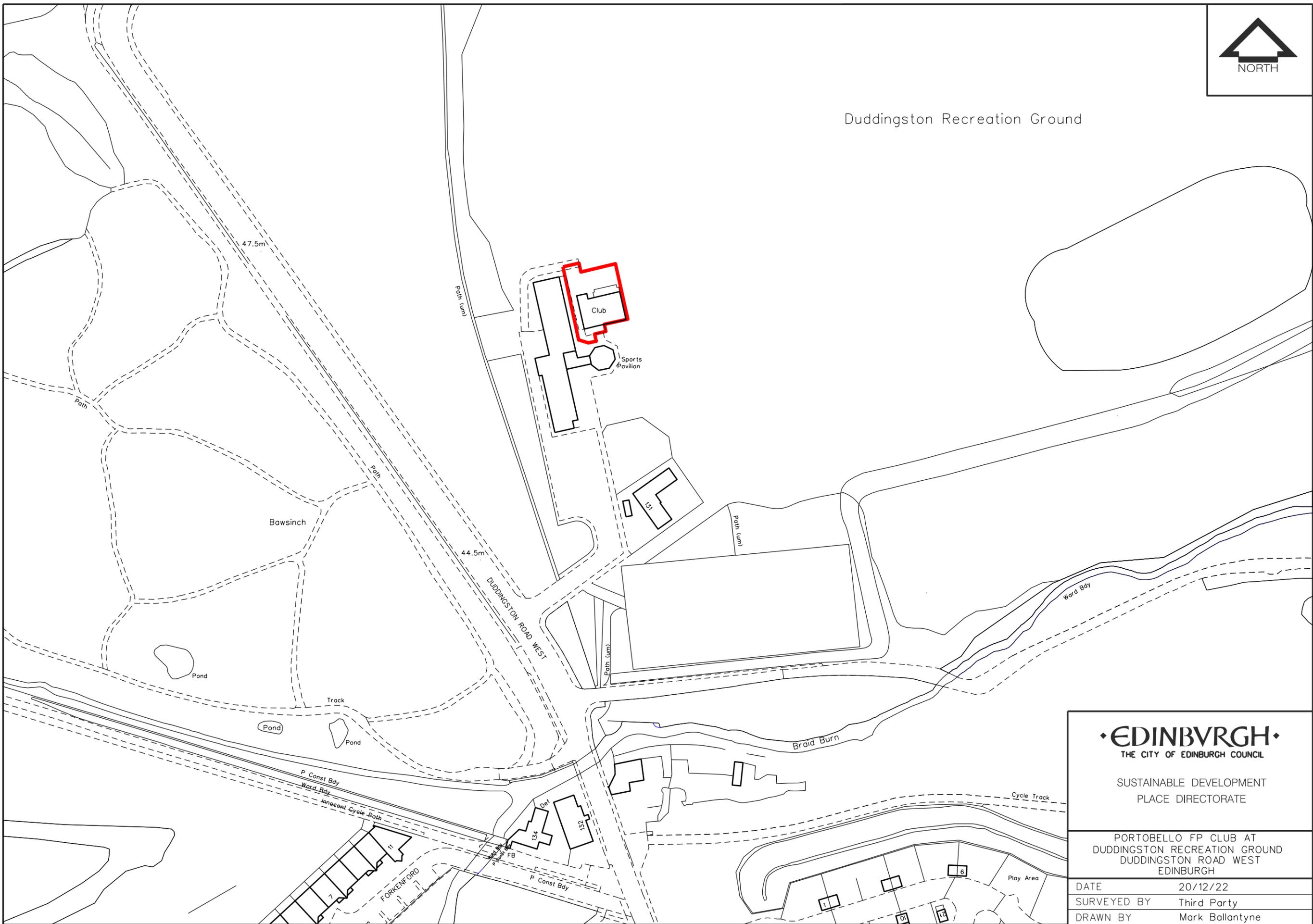
## **9. Appendices**

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- 9.1 Appendix 1 – Location plan.



# Duddingston Recreation Ground



**EDINBURGH**  
THE CITY OF EDINBURGH COUNCIL

SUSTAINABLE DEVELOPMENT  
PLACE DIRECTORATE

PORTOBELLO FP CLUB AT  
DUDDINGSTON RECREATION GROUND  
DUDDINGSTON ROAD WEST  
EDINBURGH

DATE	20/12/22
SURVEYED BY	Third Party
DRAWN BY	Mark Ballantyne
SCALE	1:1250 @ A3 SIZE
NEG. NO.	A3/2486

SITE PLAN

SCALE 1:1250