

Finance and Resources Committee

10.00am, Tuesday, 20 June 2023

2a Greendykes Road, Edinburgh – Proposed New Lease

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

- 1.1 That the Finance and Resources Committee approve a new 25-year lease to Craigmillar Literacy Trust on 2a Greendykes Road, Edinburgh, on the terms outlined in the report.

Paul Lawrence

Executive Director of Place

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Report

2a Greendykes Road, Edinburgh – Proposed New Lease

2. Executive Summary

- 2.1 Craigmillar Literacy Trust has been located on the site of the former Castlebrae High School for over 20 years. The tenant has requested a new 25-year lease and approval is sought to grant this on the terms and conditions outlined in the report.

3. Background

- 3.1 No 2a Greendykes Road is one of two former janitor houses located on the site of the former Castlebrae High School. Craigmillar Literacy Trust (CLT) has been located on the school site for over 20 years working, with the local community to support literacy skills.
- 3.2 With the demolition of the school complex, following the opening of the new Craigmillar Community Campus, CLT has requested a new lease to provide security of tenure over one of the former janitor's houses, along with a small area of land, shown outlined in red on the attached plan.

4. Main report

- 4.1 The following terms have been provisionally agreed:
- 4.1.1 Subjects: 2a Greendykes Road, Edinburgh;
 - 4.1.2 Tenant: Craigmillar Literacy Trust (SCIO);
 - 4.1.3 Lease term: 25 years from date of entry;
 - 4.1.4 Rent: £750 per annum;
 - 4.1.5 Tenant break option: the tenant will have an annual break option on serving not less than three (3) months' notice;
 - 4.1.6 Landlord break option: the landlord will have a development break option, should suitable alternative premises be provided for the tenant within the redevelopment of the former Castlebrae High School site, on serving not less than 12 months' notice.
 - 4.1.7 Repair: tenant full repairing liability subject to a schedule of condition; and

4.1.8 Costs: each party responsible for their own costs.

4.2 The terms of the lease are considered concessionary.

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 From the date of entry an annual rental of £750 per annum will be credited to the General Property Account.

7. Stakeholder/Community Impact

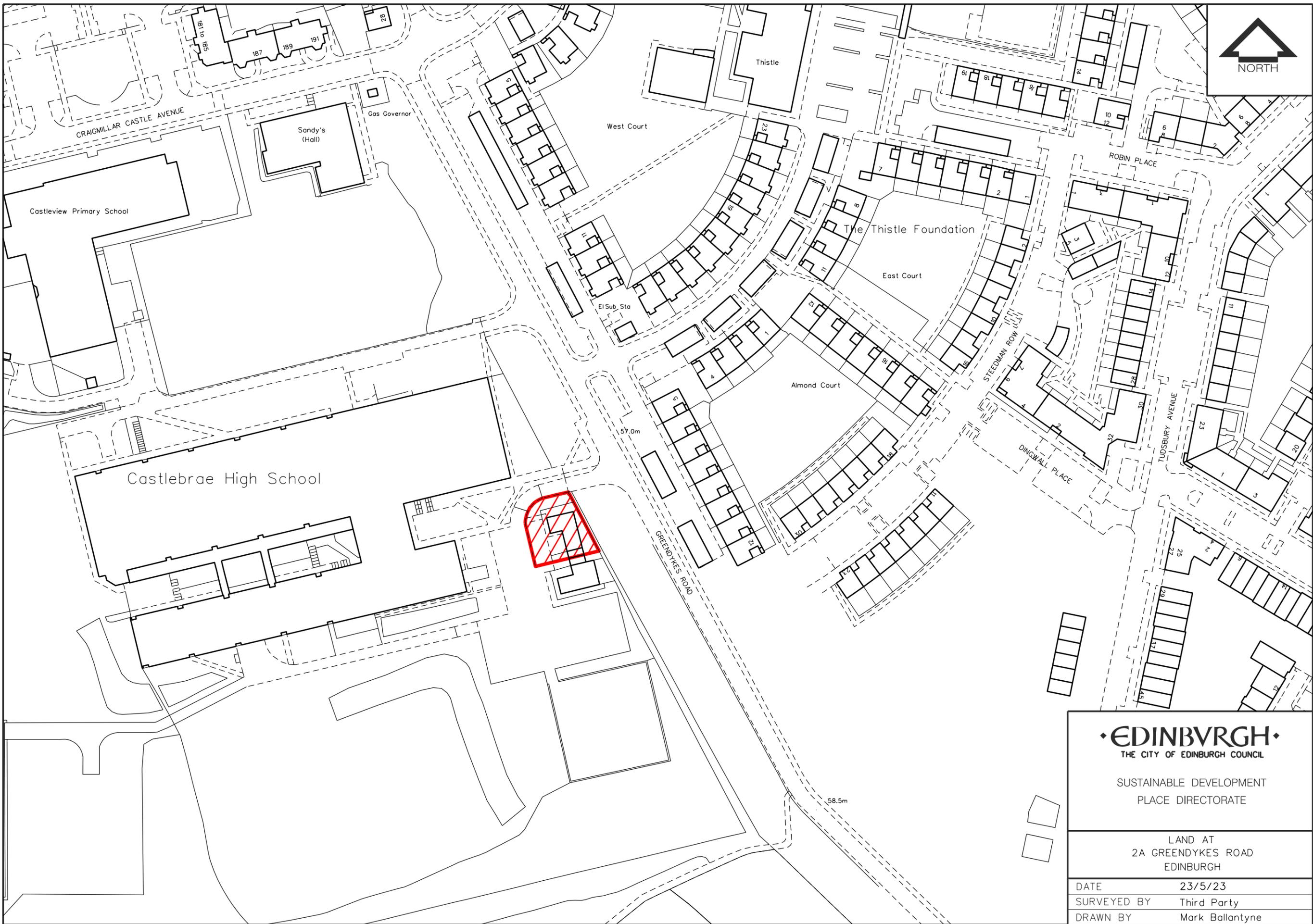
7.1 Ward members have been made aware of the recommendations of this report.

8. Background reading/external references

8.1 None.

9. Appendices

9.1 Appendix 1 – Location plan.



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THE CITY OF EDINBURGH COUNCIL

SUSTAINABLE DEVELOPMENT
PLACE DIRECTORATE

LAND AT
2A GREENDYKES ROAD
EDINBURGH

DATE	23/5/23
SURVEYED BY	Third Party
DRAWN BY	Mark Ballantyne
SCALE	1:1250 @ A3 SIZE
NEG. NO.	A3/2577

SITE PLAN

SCALE 1:1250