

Finance and Resources Committee

10.00am, Thursday, 25 January 2024

Lauriston Castle Croquet Lawns, Edinburgh - Proposed New Lease

Executive/routine
Wards

Routine
1- Almond

1. Recommendations

- 1.1 That the Finance and Resources Committee approve a new 20-year lease to Edinburgh Croquet of the croquet lawns at Lauriston Castle, Edinburgh on the terms outlined in this report and on other terms and conditions to be agreed by the Executive Director of Place.

Paul Lawrence

Executive Director of Place

Seli McVittie, Trainee Estates Surveyor

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2. Executive Summary

- 2.1 Edinburgh Croquet has occupied the site at Lauriston Castle for over 25 years and have requested a new long-term lease. This report seeks approval to grant a new 20-year lease on the terms in this report.

3. Background

- 3.1 Edinburgh Croquet lease three croquet lawns, which extend to 0.197 hectares (0.48 acres) or thereby, as shown in red on the attached plan.
- 3.2 The club has occupied the croquet lawns through a lease agreement for 25-years and are now seeking a further long-term lease, following the expiry of the previous agreement, to provide security of tenure and allow the financing of improvements to the lawns.

4. Main report

- 4.1 The following terms have been provisionally agreed:
- 4.1.1 Subjects: croquet lawns at Lauriston Castle;
 - 4.1.2 Tenant: Edinburgh Croquet;
 - 4.1.3 Lease term: 20 years from date of entry;
 - 4.1.4 Rent: £150 per annum;
 - 4.1.5 Break option: the Council has development break option from year 10 on providing six months written notice;
 - 4.1.6 Rent Review: five yearly;
 - 4.1.7 Repair: full repairing obligation; and
 - 4.1.8 Costs: tenant responsible for the Councils legal costs.

- 4.2 The development break option is to protect the Council interest should a future masterplan for Lauriston Castle and the grounds require a relocation of the lawns.

5. Next Steps

- 5.1 Following approval of the terms by the Finance and Resources Committee, solicitors will be instructed to conclude the legal documentation.

6. Financial impact

- 6.1 When the lease is completed, a rent of £150 per annum will be received by the Parks and Greenspace account.

7. Equality and Poverty Impact

- 7.1 This is a new 20-year lease to an established tenant who has used the lawns for a number of years. It is not considered that this proposal has any equality or poverty implications.

8. Climate and Nature Emergency Implications

- 8.1 It is considered there are no direct Climate and Nature Emergency Implications from offering a lease extension to the established tenant.

9. Risk, policy, compliance, governance and community impact

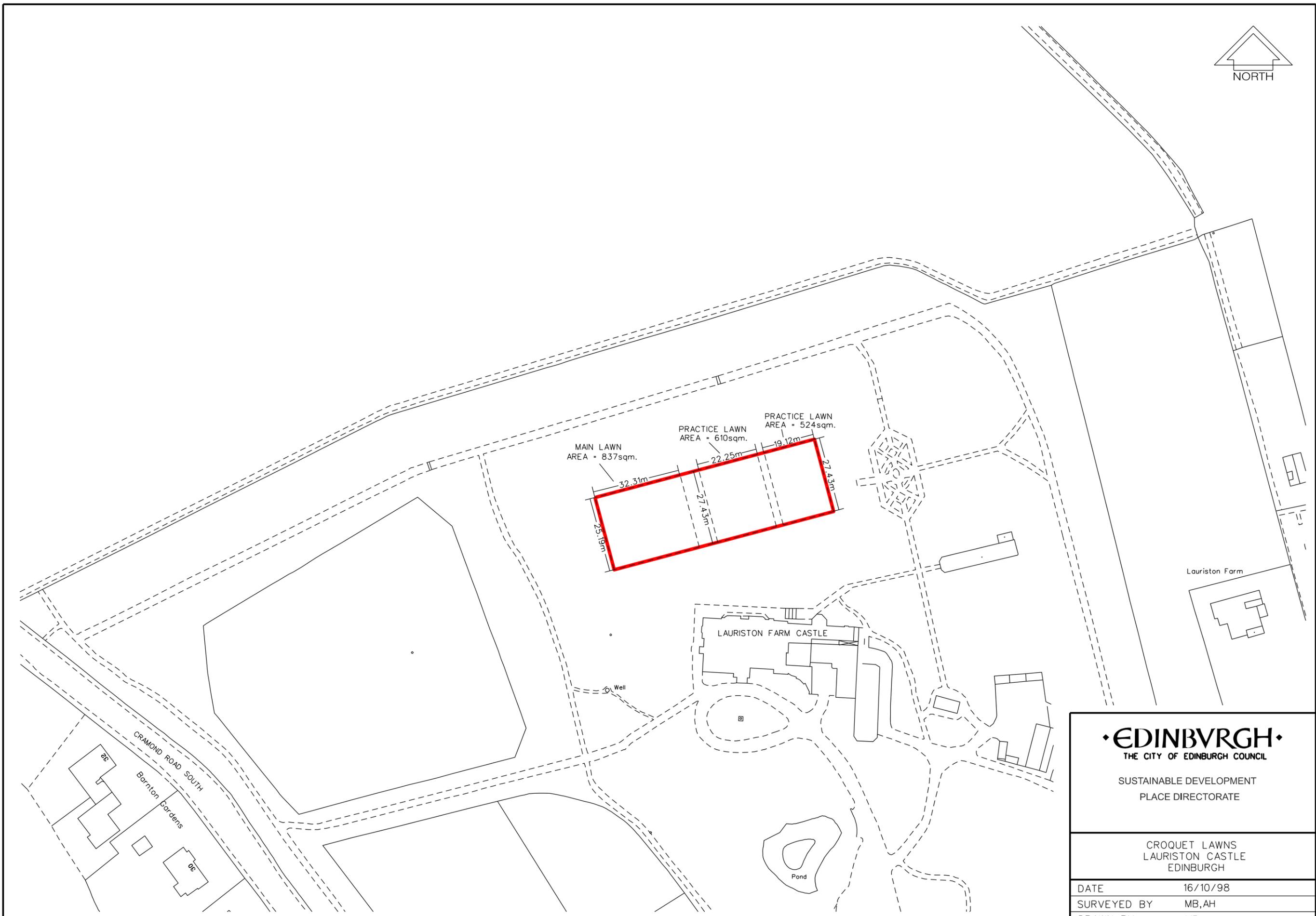
- 9.1 Ward members have been aware of the recommendations of this report.

10. Background reading/external references

- 10.1 None.

11. Appendices

- 11.1 Appendix 1 – Location plan.



•EDINBURGH•
THE CITY OF EDINBURGH COUNCIL

SUSTAINABLE DEVELOPMENT
PLACE DIRECTORATE

CROQUET LAWNS
LAURISTON CASTLE
EDINBURGH

DATE	16/10/98
SURVEYED BY	MB,AH
DRAWN BY	MB
FILE NO.	8352
NEG. NO.	A3/293

SITE PLAN

SCALE 1:1250