

Finance and Resources Committee

10.00am, Tuesday, 14 March 2024

Summary Report on Property Transactions concluded under Delegated Authority

Executive/routine
Wards

Routine
All

1. Recommendations

- 1.1 That the Finance and Resources Committee notes the 35 transactions detailed in the attached Appendix that have been concluded in terms of the Council's 'Scheme of Delegation to Officers.'

Paul Lawrence

Executive Director of Place

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Report

Summary Report on Property Transactions concluded under Delegated Authority

2. Executive Summary

- 2.1 To advise the Committee of all lease agreements, etc. concluded in terms of the Council's 'Scheme of Delegation to Officers'.

3. Background

- 3.1 Under the Council's Scheme of Delegation to Officers it is the responsibility of the Chief Executive or relevant Executive Director to keep the elected members appropriately informed about activity arising within the scope of the delegated authority under the Scheme.
- 3.2 This delegated authority currently extends to the conclusion of all new leases of up to 10 years in length where the rental is no greater than £75,000 per annum and rent reviews where the rental is no greater than £75,000 per annum. The authority also includes the sale of property which has been declared surplus to the requirements of the Council and sold on the open market to the highest bidder. Any transactions outwith these parameters are reported separately to Committee.
- 3.3 The default management position for the commercial investment portfolio is to let properties at the relevant market rent. Any lease agreement at less than market levels, otherwise known as a concessionary let, is reported separately for committee approval before the letting is completed.

4. Main report

- 4.1 Appendix 1 provides details of 35 transactions completed under delegated authority since the last quarterly report.
- 4.2 The financial benefit to the Council of these transactions is summarised below:
- 4.2.1 One new lease producing income of £17,000;
 - 4.2.2 21 lease renewals producing an additional £27,037 on a total rent of £255,121 per annum;
 - 4.2.3 Five new Parks events licences producing £3,632;

4.2.4 Six rent reviews producing an increase in rent of £20,350 per annum on a total rent of £207,750; and

4.2.4 Two disposals producing £322,712.

5. Next Steps

5.1 The report sets out transactions which have been completed under the Scheme of Delegation to officers. There are no further steps in relation to these transactions.

6. Financial impact

6.1 The financial impact of the transactions noted are set out above.

7. Equality and Poverty Impact

7.1 It is not considered that there are any equality or poverty impacts from completing the transactions noted.

8. Climate and Nature Emergency Implications

8.1 It is considered there are no direct Climate and Nature Emergency Implications from completing the transaction noted.

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

9.1 It is not considered there any impacts from completing the transactions noted in line with the Scheme of Delegation to officers.

10. Background reading/external references

10.1 None.

11. Appendices

11.1 Appendix 1 – Schedule of Property Transactions.

NEW LEASE

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
1.	7 – Sighthill/ Gorgie	General Property	Unit 4 East Hermiston Business Park	SLR Consulting Ltd	Workshop/ Store	Rent: £17,000 per annum Lease Period: 1 February 2024 to 31 January 2029 Payable: Quarterly in advance

LEASE RENEWAL

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
2.	2 – Pentland Hills	General Property	34 Main Street, Balerno	Pamela M Doull	Dog Grooming Parlour Class 2	Old Rent: £6,000 per annum New Rent: £7,600 per annum From: 17 March 2024 to 16 March 2034. Payable: Quarterly in Advance.

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
3.	2 – Pentland Hills	General Property	Suite 4, 46A Bavelaw Road, Balerno	Prime Wellness Ltd	Office	Old Rent: £4,321 per annum New Rent: £4,321 per annum Lease Period: 25 August 2023 to 24 August 2025 Payable: Quarterly in advance

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
4.	7 – Sighthill / Gorgie	General Property	28 Cultins Road, Edinburgh	Tarmac Trading Limited	Batching Plant	Old Rent: £15,000 per annum New Rent: £16,000 per annum From: 14 March 2024 to 13 March 2025. Payable: Quarterly in Advance.
REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
5.	7 – Sighthill / Gorgie	General Property	Unit 20 Sauchiebank, Russell Road, Edinburgh	Jasmine Holdings (Edinburgh) Limited	Storage	Old Rent: £15,500 per annum New Rent: £16,500 per annum From: 7 March 2024 to 6 March 2029 Payable: Quarterly in Advance.
REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
6.	7 – Sighthill / Gorgie	General Property	Unit 10 Sauchiebank, Russell Road, Edinburgh	James Erskine Limited	Storage	Old Rent: £6,800 per annum New Rent: £7,400 per annum From: 1 February 2024 to 31 January 2029 Payable: Monthly in Advance
REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
7.	9 – Fountainbridge / Craiglockhart	General Property	Unit 30 West Gorgie Park, Edinburgh	Kilian Husecken	Workshop Class 4	Old Rent: £8,250 per annum New Rent: £9,200 per annum From: 15 November 2023 to 14 November 2028 Payable: Monthly in Advance.
REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
8.	9 – Fountainbridge / Craiglockhart	General Property	Unit 3 West Gorgie Park, Edinburgh	Raymond Baxter	Workshop Class 4	Old Rent: £6,400 per annum New Rent: £7,300 per annum From: 10 November 2023 to 9 November 2028 Payable: Monthly in Advance.
REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
9.	11 – City Centre	General Property	29 Blackfriars Street, Edinburgh	Peter Butterworth t/a Edinburgh Cycle Hire	Bike Rental Class 2	Old Rent: £4,413 per annum New Rent: £6,200 per annum From: 1 November 2023 to 31 October 2028 Payable: Monthly in Advance.
REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
10.	11 – City Centre	General Property	45 Blackfriars Street, Edinburgh	Peter Butterworth t/a Cycle Safaris	Bike Tours Class 2	Old Rent: £6,000 per annum New Rent: £7,000 per annum From: 1 November 2023 to 31 October 2028 Payable: Quarterly in Advance.
REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
11.	11 – City Centre	General Property	10 Lauriston Street, Edinburgh	Sabrina Van Tonder	Barber Class 1	Old Rent: £8,000 per annum New Rent: £8,000 per annum From: 1 December 2023 to 30 November 2028 Payable: Monthly in Advance
REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
12.	11 – City Centre	General Property	309 Cowgate, Edinburgh	Gillian Arnott	Beautician / Nail Bar	Old Rent: £4,800 per annum New Rent: £5,900 per annum From: 1 February 2024 to 28 February 2024 and then month to month thereafter. Payable: Quarterly in Advance.
REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
13.	11 – City Centre	General Property	97 Canongate, Edinburgh	Ratan Singh & Satnam Singh	Retail Shop	Old Rent: £13,600 per annum New Rent: £19,100 per annum From: 12 March 2024 to 11 March 2029. Payable: Monthly in Advance.

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
14.	13 – Leith	General Property	Unit 3 Bonnington Business Centre, Jane Street, Edinburgh	Warehouse Express Limited	Retail / Storage Class 4	Old Rent: £18,300 per annum New Rent: £19,800 per annum From: 27 January 2024 to 26 May 2024. Payable: Quarterly in Advance.

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
15,	Ward 13 – Leith	General Property	32 Tennant Street, Edinburgh	Zedify Ltd	Industrial	Old Rent: £14,500 per annum New Rent: £14,500 per annum Lease Period: 17 February 2024 to 31 March 2026 Payable: Quarterly in advance

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
16.	17 – Portobello & Craigmillar	General Property	Block 2, Unit 1/2 Peffermill Ind Est, Edinburgh	Mrs Unis Spicy Foods Limited	Food Production	Old Rent: £27,600 per annum New Rent: £31,100 per annum From: 9 November 2023 to 8 November 2028 Payable: Monthly in Advance

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
17.	17 – Portobello & Craigmillar	General Property	Block 4, Unit 2 Peffermill Ind Est, Edinburgh	Hillcrest Maintenance Services Limited	Storage / Workshop	Old Rent: £15,000 per annum New Rent: £16,800 per annum From: 1 December 2023 to 30 November 2028 Payable: Monthly in Advance.
REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
18.	17 – Portobello & Craigmillar	General Property	Block 3, Unit 3 Peffermill Ind Est, Edinburgh	PK Packaging Limited	Storage & Distribution	Old Rent: £15,000 per annum New Rent: £16,000 per annum From: 1 January 2024 to 31 December 2028 Payable: Quarterly in Advance.
REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
19.	17 – Portobello / Craigmillar	General Property	Unit 4 Peffermill Parc, Edinburgh	AR Coffee Retail Limited	Workshop	Old Rent: £8,600 per annum New Rent: £9,300 per annum From: 6 January 2024 to 5 January 2029. Payable: Monthly in Advance.
REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
20.	17 – Portobello & Craigmillar	General Property	Unit 2 Peffer Place North Business Centre, Edinburgh	Ross Richardson	Workshop / Storage	Old Rent: £8,500 per annum New Rent: £9,100 per annum From: 6 March 2024 to 5 March 2029 Payable: Quarterly in Advance.
REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
21	17 – Portobello & Craigmillar	General Property	Unit 12/13 Peffer Place North Business Centre, Edinburgh	Richies Scaffolding Services Limited	Workshop / Storage	Old Rent: £15,000 per annum New Rent: £17,500 per annum From: 6 March 2024 to 5 March 2029 Payable: Quarterly in Advance.
REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
22.	Ward 17 – Portobello / Craigmillar	General Property	56 Niddrie Mains Road	Mr Shad Idrees	Retail	Old Rent: £6,500 per annum New Rent: £6,500 per annum Lease Period: 1 February 2024 to 31 January 2025 Payable: Quarterly in advance
REMARKS:						

RENT REVIEW

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
23.	4 – Forth	General Property	26/30 West Shore Road, Edinburgh	UK Waste Management Ltd	Ground Lease The subject has been developed into a waste transfer station.	Old Rent: £62,000 per annum New Rent: £65,000 per annum From: 1 October 2023 to 30 September 2028. Payable: Quarterly in advance.

REMARKS:

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
24.	11 – City Centre	General Property	263 Canongate, Edinburgh	Luscious Edinburgh Limited	Shop Class 1	Old Rent: £35,000 per annum New Rent: £38,900 per annum From: 1 March 2024 to 28 February 2029. Payable: Monthly in advance.

REMARKS:

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
25.	11 – City Centre	General Property	31 Jeffrey Street, Edinburgh	La Garrigue Edinburgh Ltd	Restaurant.	Old Rent: £32,500 per annum New Rent: £36,000 per annum From: 1 October 2023 to 30 September 2028. Payable: Monthly in advance.
REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
26.	11 – City Centre	General Property	45 Cockburn Street, Edinburgh	Sahin Vahap Firat	Shop Class 1	Old Rent: £20,300 per annum New Rent: £25,350 per annum From: 10 September 2023 to 9 September 2028. Payable: Monthly in advance.
REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
27.	11 – City Centre	General Property	250 Canongate, Edinburgh	Mimi's Teahouse Limited	Shop Class 1	Old Rent: £20,000 per annum New Rent: £24,900 per annum From: 29 October 2023 to 28 October 2028. Payable: Quarterly in advance.
REMARKS:						

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
28.	17 – Portobello & Craigmillar	General Property	Block 3, Unit 4 Peffermill Ind Est, Edinburgh	The Edinburgh Ice Co. Limited	Storage / Workshop	Old Rent: £17,600 per annum New Rent: £17,600 per annum From: 19 April 2024 to 18 April 2029 Payable: Quarterly in Advance.

NEW LEASE – PARK EVENTS

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
29.	5 – Inverleith	Place (Parks and Greenspace)	Inverleith Park	Terry Crossley	Annual Xmas run and event	Rent: £800 Surveyor's Fee: £250, ex VAT Lease Period: 3 December 2023

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
30.	6 – Corstorphine/ Murrayfield	Place (Parks and Greenspace)	Roseburn Park	Luke Fenton	Inclusive Rugby event	Rent: £2,250 Surveyor's Fee: £250, ex VAT Lease Period: 19 October 2023 to 23 October 2023

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
31.	11 – City Centre	Place (Parks and Greenspace)	West Princes Street Gardens	Cutting Edge Theatre Ltd	Easter Play 2024	Rent: £580 Surveyor's Fee: £300, ex VAT Lease Period: 30 March 2024

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
32.	11 – City Centre	Place (Parks and Greenspace)	Calton Hill	Abhijit Chakraborty t/a Scottish Indian Arts Forum	Dusherra celebration	Rent: £1, if asked Surveyor's Fee: £100, ex VAT Lease Period: 29 October 2023

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
33.	15 – Southside/ Newington	Place (Parks and Greenspace)	The Meadows	Edinburgh Students' Charities Appeal	Meadows Marathon 2024	Rent: £1, if asked Surveyor's Fee: £100, ex VAT Lease Period: 3 March 2024

DISPOSALS

ITEM & REF NO.	WARD	OWNING DEPT/ ACCOUNT	SUBJECTS	PURCHASER	USE	TERMS
34.	7 – Sighthill / Gorgie	General Property	24 McLeod Street, Edinburgh EH11 2NH	Quiet Man Taverns	Public House / Social Club	Purchase price: £320,000 Date of entry: 14 Dec 2023 Sale concluded: 14 May 2023

ITEM & REF NO.	WARD	OWNING DEPT/ACCOUNT	SUBJECTS	TENANT	USE	TERMS
35.	16 – Liberton/ Gilmerton	HRA	54.31 sq m of ancillary HRA open space next to 66 Ferniehill Gardens	D Appasawmy- Leyendecker and N Arnold	Garden ground	Purchase price: £2,172 Date of entry: 15 September 2023 Sale concluded: 15 September 2023