

Proposed Ground Leases, Torphin Road, Colinton Tiphereth Day Services

Finance and Resources Committee

31 March 2009

1 Purpose of report

- 1.1 To seek authority to grant a 35-year extension to the lease of an area of ground at Torphin Road, Colinton to Tiphereth Day Services for the development of an Autism Day Care Centre.
- 1.2 To seek authority to grant a new 10-year ground lease to Tiphereth Day Services for use as a base for the Colinton Community Composting facility.

2 Summary

- 2.1 The report relates to the proposed grant of a 35 year extension to the lease of ground at Torphin Road, Colinton to Tiphereth Day Services for the erection of an Autism Day Centre, together with the grant of a separate 10 year lease of ground to Tiphereth to assist in relocating the Colinton Community Composting project.

3 Main report

- 3.1 Tiphereth Day Services work with the Health and Social Care Department in the provision of both residential care and day activities for people with learning disabilities and high needs. The service is delivered for people with learning disabilities, by unsalaried co-workers and volunteer co-workers. In order to accommodate and absorb an increasing demand for dedicated and quality care provision, a new stand alone building is required.
- 3.2 Planning permission has been obtained by Tiphereth to build the proposed day care centre on land that they own at Torphin Road adjacent to the Council owned Torphin Quarry. In order to provide disabled access and achieve efficient separation of care, the site owned by the Council has been identified as a more suitable location for the proposed building.

- 3.3 The preferred site, shown as Block A on the attached plan, sits within a larger site shown hatched on the plan which is currently leased by the Council on an annual tenancy to Tiphereth Day Services (trading as Colinton Community Compost). The composting operation offers the service of uplifting garden waste to over 600 households in Colinton in co-ordination with the Council.
- 3.4 Tiphereth has approached the Council with a request to grant them a 35 year lease of Site A for the erection of their proposed new day care centre. The grant of a longer lease would allow the service to raise the capital required to build a dedicated property on Council land, thus enabling the implementation of the separation of care and day services. The separation of care and day services was an advisory recommendation by the Scottish Care Commission.
- 3.5 Under the proposals the composting operation would move from the present location (shown hatched on the attached location plan) to the area marked "B". Tiphereth has requested that this new area of ground be leased to them for a period of 10 years on similar terms as their existing lease at a suitable market rent. This area consists of a reinforced concrete floor from a previous quarry use, and the composting operation can be conducted on site with minimal changes to the site.
- 3.6 Both these proposals will be the subject of a new planning application which will require to be considered by the Planning Committee in due course. In the meantime, Tiphereth wish the Council to agree, in principle, to the proposals to give them the confidence to prepare plans and carry out detailed site investigations as well as raising capital for the project. Details of the proposed terms and conditions for each of the leases will be reported to the Finance and Resources Committee for final approval.

4 Financial Implications

- 4.1 A further report on the financial implications will be submitted to Committee once more detailed information is available. This will include the outcome of discussions with the Health and Social Care Department which partly funds the service.

5 Environmental Impact

- 5.1 Any environmental concerns will be dealt with through the planning application.

6 Recommendations

- 6.1 Committee is recommended to:
- a) Approve in principle, the granting of a 35 year ground lease for the land shown as Site A on the attached plan; and

- b) Approve in principle the granting of a separate 10-year ground lease to Tiphereth Day Services, for the development of an Autism Day Care Centre for the land shown as Site B on the attached plan, to Tiphereth Day Services (trading as Colinton Community Composting); and
- c) Note that a further report will be submitted to the Finance and Resources Committee for final approval of the detailed proposed terms and conditions once these have been finalised.



Dave Anderson
Director of City Development

Appendices	Location Plan
Contact/tel/Email	Thuso Selelo, Estates Surveyor, Corporate Property and Contingency Planning Tel: 0131 529 5952 or Email: Thuso.Selelo@edinburgh.gov.uk
Wards affected	Colinton / Fairmilehead
Single Outcome Agreement	<p>National Outcome 7 – We have tackled the significant inequalities in Scottish Society.</p> <p>National Outcome 10 – We live in well designed sustainable places where we are able to access the amenities and services we need.</p> <p>National Outcome 11 – We have strong, resilient and supportive communities where people take responsibility for their own actions and how they affect others.</p> <p>National Outcome 13 – We take pride in a strong, fair and inclusive national identity.</p>
Background Papers	None

