

37364 Grounds Maintenance

I would like to ask you for any factoring details associated with the public park that is situated between Greenacres Development and Housing Association in EH16.

Regarding this matter, please provide general regulations regarding public parks in the City of Edinburgh.

The area in question is not considered a 'Public Park', therefore the general regulations for Public Parks, which provide guidance on the management and rules of Council-operated Public Parks, do not apply.

Who appointed the factoring contractor, and why this has never been discussed with proprietors of Greenacres development?

In 2016, a Deed of Conditions was entered into between the City of Edinburgh Council, PARC Craigmillar Limited, and BDW Trading Limited (Barratt). The purpose of the attached Deed of Conditions is to help coordinate the development and maintenance of the land at Greendykes, Edinburgh owned by the three parties. The Deed of Conditions places a Community Burden on the proprietors of the homes in the area in question that obliges them to contribute to the maintenance of the Sustainable Urban Drainage System (SUDS) and two parks delivered as part of the development and specifies the mechanism via which these costs will be shared amongst the proprietors. As the number of homes built in the area increases, the amount paid by each individual should reduce. The Deed of Conditions specifies that PARC Craigmillar Limited should appoint the initial factor for the development.

PARC Craigmillar Limited ("PARC") is a subsidiary of The EDI Group Limited ("EDI"), a Council arm's length organisation established to drive forward redevelopment and regeneration in Edinburgh. In 2017 the decision was taken to wind up EDI and its subsidiaries and transfer its assets and responsibilities to the Council (the most recent update report to committee can be found on our website at:

<https://democracy.edinburgh.gov.uk/documents/s39970/7.3%20-%20The%20EDI%20Group%20Annual%20Update.pdf>).

As part of this process, the contract between PARC and RMG was novated (transferred) to the Council in 2021. EDI/PARC now no longer has an active role in the factoring of Greendykes as its assets have largely been sold-on.

Why has the factoring contractor been considered the best contractor for this development (efficient, cost-effective and cheapest)?

In accordance with the Deed of Conditions, PARC Craigmillar Limited tendered for a factor in 2016. Returns to the tender were scored to identify the most economically advantageous tender on a 70% quality/30% price basis. Two bids were received of which Residential Management Group Limited was identified as the most economically advantageous tender.

The details of the proposal offered by the factoring contractors.

Please refer to the attached Appointment Agreement. Note the South Park has only very recently completed therefore no charge has been made for its maintenance.

And any other details associated with the factoring contractor for this park.

As the original appointment has now expired, an agreement is required between all the proprietors for the future management of these elements.