

## 56381 Financial & Contractual Details of Straiton Park-and-Ride Ground-Lease

I am requesting information held by the City of Edinburgh Council that relates to the ground-lease for Straiton Park-and-Ride on Pentland Road (recorded in committee papers of 15 November 2007 as a 20-year agreement with Morston Assets plc).

Please provide, in electronic form:

### **Key commercial terms of the lease**

Lease commencement date and contractual end date (including any unexercised extension options).

Current annual ground rent payable by the Council, and the rent payable at lease commencement.

Frequency and mechanism of rent reviews (e.g. fixed uplift, RPI, open-market).

Any break clauses, step-down clauses or early-termination provisions.

This information is in the lease which is available from Registers of Scotland at:

<https://www.ros.gov.uk/>

### **Historic financial out-turns**

The actual rent (and any service-charge or insurance payments) paid by the Council for each financial year since lease commencement.

With regard to the insurance, the Council does not insure buildings on an individual basis. The property is part of the Council's overall property portfolio therefore we cannot provide an individual cost.

With regard to the rest of question, this information is in the lease which is available from Registers of Scotland.

Any capital premiums, lump-sum inducements or refurbishment contributions paid to the landlord.

This information is in the lease which is available from Registers of Scotland.

### **Future intentions**

Whether the Council has, to date, served notice to exercise any lease-extension option or entered into negotiations to renew, extend or surrender the lease.

No. We are presently in informal talks with the landowner and Midlothian Council, however at present there are no formal actions.

If discussions have occurred, please supply copies of correspondence or committee reports (with commercially sensitive figures redacted if necessary) that set out the Council's strategic intention for the site after the contractual expiry.

Reports will be presented to appropriate Committees when more details are known. There are no reports or relevant correspondence relating to the Council's strategic intentions currently.

**Counter-party status**

Confirmation of the current freehold owner / landlord (in case the original Morston Assets interest has been transferred) and the date of any assignment or variation of the lease.

Morston Assets Ltd. were not the owners. They were the owners' agents in the lease transaction. Peregrine Edinburgh Limited and Landsdowne Holdings Limited were the owners. We have no record of this having changed.