

61120 The Meadows Pavilion

This request relates to the property known as the Meadows Pavilion (also referred to as the Cricket Pavilion), located on Melville Drive/Jawbone Walk, Edinburgh, and the enclosed garden area immediately adjacent to the building. I would be grateful if you could provide the following:

Current Tenancy and Lease Arrangements

(a) A copy of the current lease or tenancy agreement for the Meadows Pavilion, including any schedules, site plans, or boundary maps showing the extent of the demised premises.

[Please see attached](#)

(b) The key terms of the lease, including the duration, renewal or rolling mechanism, notice period, and rent payable.

[See attached lease. Tenant holding over on tacit relocation, 3-month lease from 1 February 2022](#)

(c) Any conditions in the lease regarding the tenant's ability to sublet, assign, or introduce third-party operators to the premises, and whether the Council's consent is required for such arrangements.

[See attached lease. Sub-letting is not permitted.](#)

Sub-letting and Third-Party Use

(a) Any sub-tenants, licensees, or third-party operators currently occupying or operating from any part of the Meadows Pavilion or its grounds, and any justification attached to their occupancy, if available copies of the sub-leases/licences for these occupants/operators also.

[Under the lease sub-letting is not permitted.](#)

(b) Whether the Council has received, considered, or approved any applications for subletting or third-party use of the Meadows Pavilion or its grounds, and if so, the nature and outcome of each.

[We have not received any requests](#)

(c) Whether any subletting or third-party operator arrangements are currently in place that the Council has not formally approved or been notified of, to the best of the Council's knowledge.

[We are aware parts of the Café have been sublet without the Council's consent.](#)

Origin of Use as a Café

(a) The original or earliest recorded designated use of the Meadows Pavilion, and when and how the current use as a café was established or first permitted.

[Originally cricket changing pavilion. Current use established in 2007 through planning permission.](#)

(b) Any planning applications, change-of-use applications, or committee decisions relating to the conversion or designation of the pavilion as a café/commercial premises.

[07/03198/FUL](#)

(c) Whether the current café/commercial units use was established through a formal change of use, or whether it arose through an existing permitted use or informal arrangement.

[See 3\(b\) above](#)

The Enclosed Garden Area

(a) Whether the enclosed garden area adjacent to the Meadows Pavilion is included within the lease to the current tenant, or whether it is retained by the Council or held under a separate arrangement.

[The garden is not part of the Café lease.](#)

(b) If the garden is included within the lease, what the permitted use of the garden is as specified in the lease.

[N/A see 4\(a\) above](#)

(c) If the garden is not included within the lease, who currently holds responsibility for the garden and under what arrangement.

[CEC Parks account therefore managed like any other park or greenspace meeting legislative requirements](#)

(d) Whether the enclosed garden area is considered part of the Meadows for the purposes of the Edinburgh Confirmation Act 1991 (Section 22) and the Edinburgh Improvement Act 1827, or whether it falls outside those designations.

[Yes](#)

Common Good Status

(a) Whether the Meadows Pavilion and/or the enclosed garden area appear on the Council's Common Good Asset Register, and if so, under what classification.

[Included in the wider Meadows entry. Common good register does not specify any classification](#)

Designated Use of the Facility

(a) The current planning use class designation for the Meadows Pavilion.

[Use class 3 \(Food and Drink\)](#)

(b) Any conditions or restrictions on use imposed by the lease, by planning consent, or by any other regulatory framework. [See attached lease](#)