

64610 Acquisition and Running Costs of Property on Lasswade Road

This relates to the item “115 Lasswade Road, Edinburgh – Proposed Acquisition”, Finance and Resources Committee, 9 June 2025, and subsequent use as temporary accommodation.

Purchase

The purchase price paid, or agreed to be paid, for the site and buildings.

Any Land and Buildings Transaction Tax, legal fees, survey/valuation fees, and other acquisition costs.

The date of missives / date of entry / date the Council took ownership.

Any independent valuation obtained before purchase.

The identity of the seller.

Committee decision

The report and any appendices considered by Finance and Resources Committee on 9 June 2025 for this acquisition.

The decision recorded in the Confidential Schedule for that item.

The withheld information is the negotiated purchase price for a property acquisition, and the decision making processes around this acquisition. The purchase price is not currently in the public realm and is not expected to be in the future. It is commercially sensitive because it reveals the Council's negotiating position, valuation judgement and tolerance in relation to acquiring property assets. Although the transaction concerns the use of public funds, disclosure of the specific price would provide market participants, landowners and future contracting parties with an insight into the level at which the Council is prepared to conclude property transactions. That would be likely to weaken the Council's position in future negotiations, inflate expectations in comparable transactions, and reduce its ability to secure best value for the public purse.

Conversion and fit-out

Capital spend to date, and forecast spend, to convert or fit out the block and the house for temporary accommodation.

Any contracts awarded for that work, with supplier name and value.

No fit out or conversion was required.

Rent and charges

The weekly or monthly rent / service charge levied on households placed at the site.

£759.71 a week.

How that charge is classified (e.g. temporary accommodation rent, service charge, HRA rent).

Temporary accommodation.

Whether Housing Benefit / Universal Credit is expected to meet the full charge.

Housing Benefit – rebateable rent is £740.71 per week. Maximum award of Housing Benefit is based on claimant's income and personal circumstances.

Running costs

Budgeted annual operating cost for the site, including 24/7 staffing.

Number of staff posts assigned to the site, and whether they are Council employees or contractors.

Budgeted cost per household is £16,977 for 2026/27.

Occupancy

Date the first household moved in.

29/06/26.

Current number of occupied units, if the site is open.

77.

Intended maximum stay, if recorded.

Information not held. Residents will stay until their homelessness is resolved via any avenue, for example with the offer of social housing through Edindex, mid-market rent or private rented sector housing.