1.0 Introduction

1.1 The purpose of this paper is to update the committee on the remaining elements of the property strategy agreed by the Board in March 2013, regarding the properties Royal Blind owns in SE Edinburgh adjacent to the former Craigmillar Park Campus, and outlines a proposal to be made to the Board that these properties be disposed of.

2.0 Background

2.1 The Board approved a property strategy in March 2013 that comprised the following elements:

- Confirmation of vacating the school buildings at Craigmillar Park in July 2014

- Confirmation of retaining the residential houses at 8 Savile Terrace and 12 West Savile Road for a further period, estimated at a further two years but subject to actual numbers of residential pupils

- Confirmation of closure of the school swimming pool

- Sale of the Craigmillar Park Campus

2.2 All the above elements of the strategy have since been completed, apart from the completion of the sale of Craigmillar Park, which is subject to legal processes.
2.3 The strategy included the following information on valuations provided by Edinburgh Commercial Property, and from a previous valuation by Shepherds in 2008:

<table>
<thead>
<tr>
<th>Property</th>
<th>Value 2018</th>
<th>Value 2008</th>
</tr>
</thead>
<tbody>
<tr>
<td>8 Savile Terrace</td>
<td>630</td>
<td>650</td>
</tr>
<tr>
<td>12 West Savile Road</td>
<td>700</td>
<td>850</td>
</tr>
<tr>
<td>16 West Savile Road</td>
<td>630</td>
<td>730</td>
</tr>
</tbody>
</table>

3.0 Residential needs

3.1 The two residential houses continued in use as expected, 8 Savile Terrace ("The Hostel") having ceased to be used in July 2015 and 12 West Savile Road ("Drever House") having ceased to be used in July 2016. Drever House has been used on two occasions since for residential weekends in a joint initiative with RNIB Scotland.

3.2 The budget for 2017/18 assumes a total of 11 residential pupils. The main campus at Canaan Lane has room for 15. We have four residential pupils (3 fte) due to leave in the summer of 2018 and the projection implies further reduction thereafter.

3.3 This is therefore an appropriate time for the Board to consider whether it should retain either property, as there will be room for growth of 4 spaces in the present three bungalows, and our Business Plan includes the objective of moving Forward Vision units out of the remaining bungalows on the site as suitable properties are found, making room for further residential expansion within the school campus should it be required. The Savile terrace and West Savile Road units are 1.6 miles from the school campus.

3.4 If the Board were to wish to retain one of the two properties for contingent use, the one to be recommended would be Drever House, as it is more spacious with better facilities. However, there is no access to the bedrooms for non-ambulant pupils. My recommendation at this time would be to seriously consider disposing of both.

3.5

4.0 No 16 West Savile Road

4.1 This building currently has three uses –

The ground floor to the rear is empty, but is used one morning a week, in term time, by our Playgroup.
4.2 It should be possible for the Playgroup to use a room on the school campus from August 2017. The Head Teacher and Facilities Manager are currently looking at how best that can be achieved so as to have a clear plan in place prior to the Board in June.

4.4 It may be wise to release the value of this asset which is no longer strategically suited to our purposes by sale on the open market.

5.0 Recommendation

5.1 The committee is invited to note the present position with the Property Strategy.

5.2 The committee is invited to advise the Board of its views on the likely way ahead for these three remaining buildings.

Richard Hellewell
Chief Executive
6 April 2017