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**From:** Miriam Thorne  
**Sent:** 12 February 2007 12:09  
**To:** Graeme Bissett (external contact)  
**Cc:** Stewart McGarrity  
**Subject:** RE: Property  
**Attachments:** CEC contributions - summary.xls

Graeme

As discussed, please find attached summary of the information we have internally and very high level of how we moved from the original valuations / £45m composition in 2005 to the council report in Dec 2006. Without having been party to formal discussion, I do understand that CEC is getting better in applying & collecting developers' contributions, however there are probably a number of deals to be pursued which would need a tough commercial approach.....

Give me a shout if you have further questions

Rgds  
Miriam

**Miriam Thorne**

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**From:** Graeme Bissett [mailto:graeme.bissett@  
**Sent:** 11 February 2007 12:30  
**To:** Miriam Thorne  
**Cc:** Stewart McGarrity  
**Subject:** FW: Property

Miriam, could you compile a "file" of what we currently have which supports each line in the £45m analysis. We are asking CEC to do something similar but it would be useful to have what we know compiled in an orderly way. This follows from the session we had with CEC last week, which Stewart or I can update you on. This is about establishing a baseline to guide the work needing done over the next few months and beyond.

Thanks

Regards  
Graeme

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Graeme Bissett  
m : 

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**From:** Rebecca Andrew [mailto:rebecca.andrew@edinburgh.gov.uk]  
**Sent:** 07 February 2007 12:49  
**To:** Miriam Thorne  
**Cc:** Graeme Bissett  
**Subject:** Re: Property

Miriam,

As discussed the elements of the £45m were calculated as follows:

- Council Cash - per Council Budget
- Council Land - per DV Valuation
- Developers Contribution Cash - Agreements signed up to December 06 plus an Estimated £18m for Leith Waterfront, as advised by Andrew Holmes
- Developers Contribution Land - per DV Valuation
- Capital Receipts Development Gains - per DV Valuation (there is a possible double count with Council Land here)
- Capital Receipts Other - Balancing Item

Regards,

Rebecca

----- Original Message -----

**From:** [Miriam Thorne](#)  
**To:** [Rebecca Andrew](#) ; [Graeme Bissett \(external contact\)](#)  
**Sent:** Tuesday, February 06, 2007 7:02 PM  
**Subject:** FW: Property

Hi Rebecca

Can you please see Graeme's email attached below. I do not have any further information as to the detail behind the numbers in the council report on the DFBC – can you please advise how they were derived?

Thanks & regards  
Miriam

## Miriam Thorne

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**From:** Graeme Bissett [mailto:graeme.bissett@[REDACTED]]

**Sent:** 02 February 2007 11:53

**To:** Miriam Thorne

**Cc:** Stewart McGarrity

**Subject:** Property

Miriam,

Do you have any analysis of the basis for the individual lines in the following table which was in the Council report on the DFBC in December. If not can you get it from eg Rebecca.

	<b>January 2006 Estimate £m</b>	<b>November 2006 Estimate £m</b>
Council Cash	2.5	2.5
Council Land	6.5	6.2
Developers Contributions – Cash	10.2	24.4
Developers Contributions – Land	7.9	2.2
Capital Receipts (Development Gains)	5	2.8
Capital Receipts	12.9	6.9
<b>Total</b>	<b>45</b>	<b>45</b>

Regards  
Graeme

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Graeme Bissett

m : [REDACTED]

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