Proposal to dispose by lease an area of Common Good land at Queensferry Harbour, South Queensferry, EH30 9PS to Queensferry Boat Club

What is proposed?

A disposal by lease of 5,950 m² or thereby of Common Good land located at Queensferry Harbour, South Queensferry, EH30 9PS to Queensferry Boat Club. The extent of property included in the proposal is shown highlighted in pink on the below plan. The area is irregular shaped parcel consisting of two separate structures: the east pier and the north and west piers.

Background to the proposal

Queensferry Harbour forms part of the Common Good Assets of the City. Section 104 of the Community Empowerment (Scotland) Act 2015 requires the Council to undertake a public consultation when considering disposing or changing the use of Common Good assets.

The harbour is currently leased to Queensferry Boat Club and has been occupied by the tenant since 1st April 1980. Following the expiry of the original lease, the tenancy has continued by tacit relocation running on a year-to-year basis. The existing lease is now outdated and should be renewed to reflect current leasing standards and incorporate modern lease provisions.

It is proposed that the area outlined black on the plan below be leased out to Queensferry Boat Club on a 15-year lease, incorporating mutual break options exercisable every 5 years. The lease will include periodic rent reviews, with the annual rent adjusted to reflect market conditions.

Queensferry Harbour Boat Club has operated from this site for over 46 years and has become a well-established part of the local community. The Council wishes to continue to work with the Club in recognition of the valuable role it plays in supporting recreational boating and the wider use of the harbour.

The Club manages and maintains boat berthing and storage facilities, oversees the allocation and day-to-day management of berths and assists with the safe operation of harbour activities. The Club provides an important service to its members and helps maximise the effective use of the harbour.



Area to be leased out

Consultation

As South Queensferry Harbour is a Common Good asset, it must be subject to the requirement in section 104 of the Act to undertake a public consultation when considering disposing or changing the use of Common Good assets. This includes where the proposal is to grant a lease of over 10 years. Therefore, before taking any decision, and to inform the decision-making process, we are keen to hear the views of the community, in particular:

- What are your views on the proposed disposal by lease of this piece of Common Good land?
- Do you have any views on potential benefits of the proposal?
- Do you have any issues or concerns arising from the proposal?
- Do you have any additional comments?

The Council will take all representations into account in reaching a decision.

Depending on the representations received the possible outcomes are:

- The proposal goes ahead
- The proposal is amended significantly, and a fresh consultation takes place
- The proposal does not go ahead

Representations

You can feedback your views:

- online at https://consultationhub.edinburgh.gov.uk/cg/queensferry-harbour/
- sending comments by email to commongood@edinburgh.gov.uk
- writing to Aiva Ivoskute, The City of Edinburgh Council, 1:5 Waverley Court, 4 East Market Street, Edinburgh EH8 8BG

We must receive your comments by 15th January 2027.