

Report

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Report to:	Estates Committee
Date of Meeting:	19 September 2006
Report by:	Executive Director (Enterprise Resources)

Subject:	Lease of 51 Bellshill Road, Uddingston
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1 Purpose of Report

1.1 The purpose of the report is to:-

- ♦ advise on action taken, in terms of Standing Order No 36(c) because of the timescales involved, by the Executive Director (Enterprise Resources), in consultation with the Chair and an ex officio member, for a lease to be agreed with Land Securities Trillium for the former Job Centre Plus at 51 Bellshill Road, Uddingston for the relocation of Uddingston Library.

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) that following action taken, in terms of Standing Order No 36(c), by the Executive Director (Enterprise Resources), in consultation with the Chair and an ex officio member, be noted:-
- ♦ approval of the completion of a 19 year, 364 day lease of the premises at 51 Bellshill Road, Uddingston on the main lease terms and conditions outlined in 4.3 below.
 - ♦ authorisation of the Executive Director (Enterprise Resources), in consultation with Head of Legal Services, if appropriate, to conclude the necessary legal formalities on behalf of the Council.

3 Background

3.1 Education Resources currently own and occupy 1 Main Street, Uddingston for the provision of their library service. The building is a stand alone sandstone villa which has high repair and maintenance costs. Considerable work is also required to bring the facility in line with the Disability Discrimination legislation. In addition, the current library building does not provide adequate space to develop and promote the use of an I.T. learning centre alongside the traditional book provision. In order to improve the library facilities within Uddingston, Education Resources wish to relocate the service to 51 Bellshill Road, Uddingston.

3.2 The property at 51 Bellshill Road, Uddingston extends to a net internal floor area of 451m² and was recently vacated by the Department of Works and Pensions. The property is of a modern specification and will allow Education to develop the library service within Uddingston.

4 Current Position

- 4.1 The property at 51 Bellshill Road, Uddingston has been identified as being suitable to relocate the library and Heads of Terms have been agreed with the landlord's agent, Lambert Smith Hampton.
- 4.2 Lambert Smith Hampton has, however, advised that there is a competing interest in this building and Heads of Terms have also been issued to the other party. The Heads of Terms agreed with both parties will therefore be put to the landlord's full board for a decision on which offer to accept and also to approve the Terms and Conditions. The board meets fortnightly.
- 4.3 The main Head Terms and Conditions proposed are:-
- (1) Lease – tenant full repairing and insuring
 - (2) Term – 19 years 364 days
 - (3) Date of Entry – 1 November 2006 or such other date to be agreed
 - (4) Break Options – to be negotiated
 - (5) Use – Library (under Class 10 of Use Classes Order)
 - (6) Rent Reviews – five yearly (upward only)
 - (7) Legal Costs – each party to bear their own legal costs
 - (8) Rent – between £40,000-£42,000 per annum
 - (9) Rent Free Period – four months rent free from the date of entry
 - (10) Special Conditions – Head of Terms are subject to approval of the landlord's full board. In addition South Lanarkshire Council will be required to submit a planning application for a change of use and consent must be obtained prior to the date of entry. Landlord's approval is also required in respect of any fit-out works.
- 4.4 Following detailed consultation with Education Resources, the Executive Director (Education Resources) has confirmed that the proposed lease terms are acceptable.

5 Employee Implications

- 5.1 There are no employee implications regarding the proposal.

6 Financial Implications

- 6.1 Education Resources have confirmed their acceptance of the terms and conditions associated with the lease including the proposed annual rental of £40,000.

7 Other Implications

- 7.1 Should the lease be completed then the existing Uddingston Library will be surplus to Education requirements and included in a future property bulletin.

8 Consultation

- 8.1 Consultation has been undertaken with Education Resources and Planning.

Iain Urquhart
Executive Director (Enterprise Resources)

5 September 2006

Link(s) to Council Objectives

- None

Previous References

- None

List of Background Papers

- Location Plan

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:- Allan McDonald, Surveyor, Estates and Support Services

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LOCATION PLAN - For Committee Purposes Only

**51 Bellshill Road
Uddingston**



ESTATES SERVICES



* Site is indicative only

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