

Report

3

Report to:	Estates Committee
Date of Meeting:	13 December 2005
Report by:	Executive Director (Enterprise Resources)

Subject:	Cambuslang Training and Enterprise Centre – 1-21 Main Street, Cambuslang
----------	---

1 Purpose of Report

1.1 The purpose of the report is to:-

- ◆ advise the Committee of proposals for the extension and refurbishment of the Cambuslang Training & Enterprise Centre
- ◆ seek approval for the grant of a lease to Cambuslang Training and Enterprise Centre Limited at 1-21 Main Street, Cambuslang to provide facilities, resources and services that contribute to the economic and social regeneration of the Cambuslang and Rutherglen areas.

2 Recommendation(s)

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

- (1) that, subject to confirmation of external funding, agreement is given to proceed with the proposals for the extension and refurbishment of CTEC at 1-21 Main Street, Cambuslang
- (2) that agreement is given for a 20 year lease of the premises at 1-21 Main Street, Cambuslang on the undernoted principal terms and conditions detailed in section 4 below.
- (3) authorise the Executive Director (Enterprise Resources) in consultation with the Head of Legal Services, if appropriate, to conclude the lease agreement.

3 Background

3.1 Cambuslang Training & Enterprise Centre (CTEC) is a two storey development at 1-15 Main Street, Cambuslang Town Centre, providing office accommodation, conference suites, training and meeting rooms for community and private sector organisations. The centre has operated successfully since January 2000 and is now operating at full capacity. The centre is also the base for training activities undertaken by Routes to Work (South) Ltd (RTWS). The Council, working with CTEC and other partners are now keen to pursue the extension of the facility to provide additional accommodation for voluntary sector groups, childcare and other organisations.

3.2 Cambuslang Training and Enterprise Centre Limited is a company limited by guarantee and a registered charity (No SC028767). The Board of CTEC includes two elected members, Councillor Pam Clearie and Councillor Bob Rooney together with the representatives of community groups and local businesses. CTEC and

RTWS Boards met recently and agreed that CTEC should become a subsidiary company of RTWS, with the Board of CTEC continuing to manage the property.

- 3.3 The company plans to refurbish the property at 17/21 Main Street, formerly occupied by the Cambuslang Housing office and upgrade the existing facilities at 1-15 Main Street.
- 3.4 A long-term tenancy is necessary to secure capital funding for the works from Futurebuilders and the European Regional Development Fund. The capital project will be led by the Council on behalf of CTEC. The project is being managed by SLC Regeneration Services and design services are being supplied by SLC Housing & Technical Resources.

4 Lease Terms and Conditions

4.1 The key features of the lease are:-

1. The lease shall be on a 20 year term from a date of entry to be agreed.
2. The rent to be £50,000 per annum inclusive of VAT.
3. The rent will be reviewed at five yearly intervals.
4. The lease is to be on a full repairing and insuring basis and with the tenant responsible for any rates payable.
5. The property shall be let for a use as a business and training centre providing facilities for training and education and incorporating accommodation for new enterprises, community, educational, cultural and recreational events and activities, children's facilities, together with refreshment facilities.
6. The tenant to meet all costs associated with its operation from the premises and obtaining all necessary formal consents in respect of its proposed use of the subjects.
7. South Lanarkshire Council will arrange buildings insurance under its own block insurance policy, with the premium rechargeable to the tenant. The organisation will however be responsible for arranging its own contents and public liability insurance.
8. Each party to bear their own legal and other expenses.

5 Employee Implications

5.1 There are no personnel implications for the Council.

6 Financial Implications

6.1 The funding package proposed for the refurbishment of the facility is as follows:

Community Regeneration Fund (ROA)	£400,000
European Funding	£144,461
CTEC	£95,305
Futurebuilders (Communities Scotland)	£175,000
Robertson Trust	£50,000
Total	£864,766

Decisions are currently awaited on all external funding bids, however, following confirmation of funding awards, it is proposed to proceed to tender and implementation.

- 6.2 The rental payment of £35,000 for 1-15 Main Street will be met by Regeneration Services for the period that the refurbishment works will take place, estimated to be completed by October 2006. On completion of these works, the proposed lease to CTEC at the full cost of £50,000 per annum, inclusive of VAT, will apply.

7 Other Implications

- 7.1 There are no other implications.

8 Consultation

- 8.1 Consultations have been undertaken with SLC Regeneration, Legal Services and project partners.

Iain Urquhart
Executive Director (Enterprise Resources)

28 November 2005

Link(s) to Council Objectives

- Creating Successful Communities
- Learning in the Community

Previous References

None

List of Background Papers

Location Plan

External funding bid applications

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

David Goodfellow, Surveyor

Ext: 5189 (Tel: 01698 455189)

E-mail: david.goodfellow@southlanarkshire.gov.uk

Douglas Duff, Regeneration and Inclusion Manager

Ext: 3812 (Tel: 01698 453812)

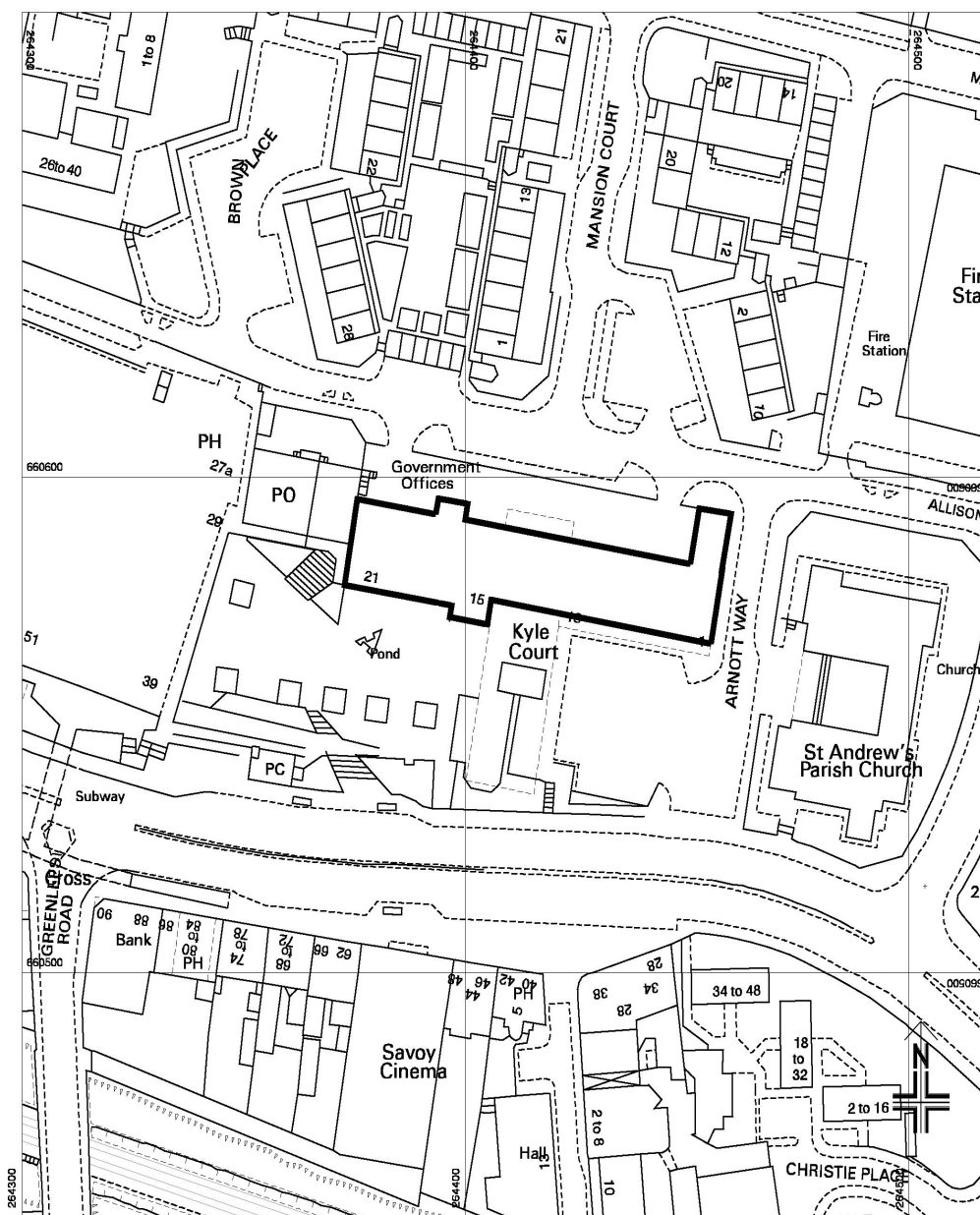
E-mail: douglas.duff@southlanarkshire.gov.uk

LOCATION PLAN - For Committee Purposes Only

21 Main Street
Cambuslang



ESTATES SERVICES



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office.

© Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

South Lanarkshire Council, Licence Number 100020730 2005

16/11/2005