

Report

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

Subject:	Concessionary Lease of Huttred Accommodation at 15 Victoria Street, Rutherglen to the Rutherglen Community Centre
----------	--

1 Purpose of Report

1.1 The purpose of the report is to:-

- ◆ seek approval for the grant of a concessionary monthly lease of huttred accommodation at 15 Victoria Street, Rutherglen to the Rutherglen Community Centre.

2 Recommendation(s)

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

- (1) that the proposed concessionary monthly lease be agreed with the Rutherglen Community Centre for the use of huttred accommodation at 15 Victoria Street, Rutherglen on the terms and conditions contained in 4.1 below.
- (2) authorise the Executive Director (Enterprise Resources), in consultation with the Head of Legal Services to conclude the lease agreement.

3 Background

- 3.1 Huttred accommodation at 15 Victoria Street, Rutherglen is held in the Education Resources account, and comprises two single storey portacabin units, with connecting corridor, extending to 295m² or thereby.
- 3.2 The facility has been used and operated by the Rutherglen Community Centre Management Committee since 7 April 2005 on an annual basis on concessionary terms for the purpose of a meeting place, cafeteria, recreation place and resource centre. This has been terminated with effect from 30 September 2006.
- 3.3 The purpose of the Rutherglen Community Centre, which is a registered charity, is to benefit of the inhabitants of Rutherglen and its environs by way of the advancement and availability of educational, social welfare and recreational facilities within the area.
- 3.4 Education Resources requires the site to be vacated in spring of 2007 in connection with the proposed new Burgh Primary School development. A new monthly lease will facilitate early repossession of the site. Education Resources have confirmed

that it is agreeable to a monthly lease of the property to the Community Centre commencing 1 October 2006. Discussions are ongoing with the Community Centre regarding potential relocation site.

4 Lease Terms and Conditions

4.1 The key features are:-

- (1) the formal lease to be entered into will be in the names and addresses of the principal office bearers of the Rutherglen Community Centre.
- (2) the lease shall be on a monthly basis from 1 October 2006.
- (3) the rent shall be £1 per month if asked, although the organisation shall be responsible for any rates levied.
- (4) the property will be used for the purpose of a meeting place, cafeteria, recreation place and resource centre.
- (5) the lease will be on a full repairing and insuring basis, with the tenant responsible for repairs and insurance. South Lanarkshire Council will insure the building, with the insurance premium recharged to the tenant. The tenant shall be responsible for arranging its own public liability insurance to an adequate level.
- (6) The tenant shall be responsible for all costs and expenses arising from its use of the subjects of let, and will be responsible for obtaining all necessary permission in respect of its proposed use of the property.
- (7) Each party will be responsible for its own legal and other expenses.

5 Employee Implications

5.1 There are no employee implications for the Council.

6 Financial Implications

6.1 The open market rental of the property is in the region of £790 per month. The organisation are not currently grant funded by South Lanarkshire Council.

7 Other Implications

7.1 There are no other implications.

8 Consultation

8.1 Consultations have been undertaken with the account holder, Education Resources, who are supportive of the proposal. The Rutherglen Community Centre has agreed to the terms for the proposed new lease.

Iain Urquhart
Executive Director (Enterprise Resources)

Ken Arthur
Executive Director (Education Resources)

24 August 2006

Link(s) to Council Objectives

- Supporting our Communities

Previous References

- None

List of Background Papers

- None

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:- Paul Haring, Lease Management, Estates and Support Services

Ext: 5155 (Tel: 01698 455155)

E-mail: paul.haring@southlanarkshire.gov.uk