

Report

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Report to:	Estates Committee
Date of Meeting:	27 June 2006
Report by:	Executive Director (Enterprise Resources) Executive Director (Housing and Technical Resources)

Subject:	Concessionary Lease of Ground to Glespin Community Group - Multi-Sports Pitch Development at Hillview Crescent, Glespin
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1 Purpose of Report

1.1 The purpose of the report is to:-

- ◆ seek approval for the granting of a concessionary lease to Glespin Community Group for ground at Hillview Crescent, Glespin for the development of a multi-sports pitch facility
- ◆ note the action taken in terms of Standing Order 36(c) to authorise the conclusion of this transaction

2 Recommendation(s)

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

- (1) that agreement is given for the proposed 25 year concessionary lease of ground at Hillview Crescent, Glespin to the Glespin Community Group on the undernoted main terms and conditions
- (2) that the Executive Director (Enterprise Resources) in consultation with the Head of Legal Services, if appropriate, be authorised to conclude the proposed new ground lease agreement
- (3) that in view of the requirements to progress this matter as soon as possible in terms of Standing Order No 36(c), the action taken by the Executive Director (Enterprise Resources) in consultation with the Chair and ex-officio member be noted

3 Background

- 3.1 The ground is detailed on the enclosed plan and extends to 720 sq. metres or thereby. The site is currently a grassed area and includes a children's play area with equipment which will be re-sited to the front of the new multi-sports pitch facility when it has been completed.
- 3.2 The multi-sports pitch facility will be finished with an asphalt surface finish and will be enclosed with chain-link fencing.

- 3.3 Funding for the new multi-sports pitch facility will be provided by the Scottish Executive (£70,000 Rural Capital Grant), South Lanarkshire Rural Communities Trust (£15,000) and South Lanarkshire Council (£70,000 – Housing & Technical Resources Environment Investment programme). It is, however, a condition of Scottish Executive funding that a formal lease to the Glespin Community Group is in place by 31 March 2006.
- 3.4 The Glespin Community Group is a charitable body (Registration Charity No. SCO24488) whose objectives include the promotion of benefit to the inhabitants of Glespin by way of improved education, social welfare, recreation and leisure time facilities.

4 Lease Terms and Conditions

4.1 The key features of the lease are:-

1. The site, which is detailed on the attached plan shall be leased to the Trustees and Office Bearers of the Glespin Community Group.
2. The ground lease shall be for a period of 25 years from a date of entry to be agreed.
3. The rent shall be £1 per annum if asked, although the Landlord will have the option to review the rent at five year intervals. The Tenant shall be responsible for payment of any rates which may be levied against the new development.
4. The lease will have 5 year mutual break options, exercisable on giving 3 months written notice prior to the rent review dates.
5. The ground will be used solely for the development of a multi-sports pitch play area. Free of charge access will be given to the general public for use of the facility on completion of the development.
6. The tenant will be required to complete the development within one year from the date of entry to the site and will be responsible for all development costs and the obtaining of all necessary permissions.
7. The tenant will meet the costs associated with the routine maintenance of the facility, and the tenant shall be responsible for the management and operation of the facility.
8. The tenant will be responsible for obtaining Public Liability Insurance.
9. All development details and plans shall be forwarded to the landlord for prior approval.
10. At the termination of the lease, howsoever determined, no compensation will be payable by the landlord in respect of completed development works on its site.
11. Each party will be responsible for its own legal and administrative expenses.

5 Employee Implications

- 5.1 There are no personnel implications for the Council.

6 Financial Implications

- 6.1 The current open space rental value of the site is in the region of £15 per annum. South Lanarkshire Council's funding contribution to the development is £70,000 from the Housing Environment Investment Programme.

7 Other Implications

- 7.1 There are no other implications.

8 Consultation

- 8.1 Consultations have been undertaken with Housing Services, the account holder for the site, the Planning Service and Legal Services (a Title Report) who are supportive of the proposal. Further, Community Resources supports the proposal, which is in keeping with its approach for the provision of recreational facilities.

Iain Urquhart
Executive Director (Enterprise Resources)

Jim Hayton
Executive Director (Housing and Technical Resources)

31 May 2006

Link(s) to Council Objectives

- Promoting Healthier Communities

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:-

Paul Haring, Surveyor, Estates and Support Services

Ext: 5155 (Tel: 01698 455155)

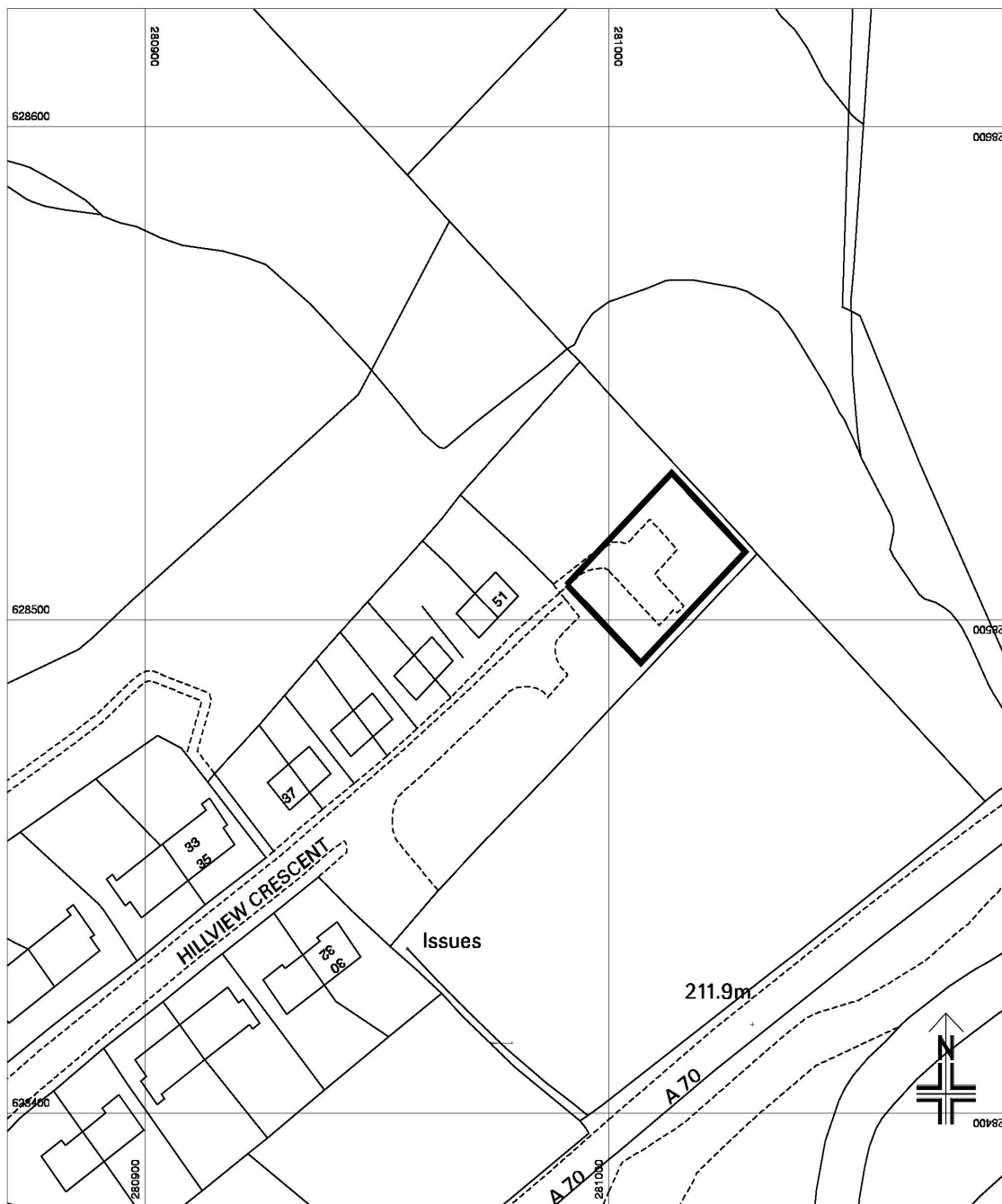
E-mail: paul.haring@southlanarkshire.gov.uk

LOCATION PLAN - For Committee Purposes Only

Land at Hillview Crescent
Glespin



ESTATES SERVICES



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06/03/2006

