

# Report

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

Subject: **Community Links (Blantyre/North Hamilton) –  
Concessionary Sub Lease of First Floor Office  
Accommodation at Clydeview Shopping Centre, 169  
Glasgow Road, Blantyre**

## 1 Purpose of Report

1.1 The purpose of the report is to:-

- ♦ seek approval for the grant of a concessionary sub lease to Community Links (Blantyre/North Hamilton) for first floor office accommodation at the Clydeview Shopping Centre, 169 Glasgow Road, Blantyre.

## 2 Recommendation(s)

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

- (1) that the proposed sub lease be agreed with Community Links (Blantyre/North Hamilton) for the lease of first floor office accommodation at the Clydeview Shopping Centre, 169 Glasgow Road, Blantyre on the terms and conditions detailed in 4.1.
- (2) authorise the Executive Director (Enterprise Resources), in consultation with the Head of Legal Services, if appropriate, to conclude the sub lease agreement.

## 3 Background

- 3.1 On 31 May 2005, Enterprise Resources Committee approved the negotiation of a twenty year lease by the Council of ground and first floor accommodation at the Clydeview Shopping Centre. The accommodation is owned by ASDA and negotiations are now nearing formal conclusion.
- 3.2 The Library Service of Education Resources will occupy the ground floor area, with Changing Places (Enterprise Resources) and Community Links (Blantyre/North Hamilton) occupying areas on the first floor. The first floor, which is serviced by a lift, provides common areas/facilities which will be utilised by all three users within the building and these include a boardroom, staff area/kitchen and separate male/female and disabled toilets.
- 3.3 The areas to be used within the building are Libraries on the ground floor (245m<sup>2</sup>), Changing Places on the first floor (55m<sup>2</sup>) and Community Links (Blantyre/North

Hamilton) on the first floor (95m<sup>2</sup>). The communal areas on the first floor extend to 121m<sup>2</sup>, and are available for use by all three users.

- 3.4 The proposal is to conclude an annual sub lease agreement between South Lanarkshire Council and Community Links (Blantyre/North Hamilton) for 95m<sup>2</sup> of office accommodation on the first floor.
- 3.5 The objectives of Community Links (Blantyre/North Hamilton) are to increase community pride and involvement in dealing with social issues and the regeneration of the Blantyre/North Hamilton area. The organisation is a registered charity, number SC0327729.
- 3.6 The proposed sub lease to Community Links (Blantyre/North Hamilton) is supported by Education Resources, whose Library Service will occupy the ground floor area of the building and in whose account the area to be leased is held.

#### **4 Sub Lease Terms and Conditions**

4.1 The key features are:-

- (1) the formal sub lease will be in the names and addresses of the principal office bearers of Community Links (Blantyre/North Hamilton).
- (2) the sub lease shall be on an annual basis from a date of entry to be agreed and dependent on the Head Lease agreed with ASDA being formally concluded.
- (3) the rent shall be £1 per annum if asked, although the organisation shall be responsible for any rates levied.
- (4) the area to be sub let will be used as an office and meeting place in connection with the organisation's activities and as detailed in its constitution.
- (5) the sub lease will be on a full repairing and insuring basis, with the sub tenant responsible for its share of repairs and insurance premium charges. ASDA, as proprietor of the property, will insure the building, but the organisation will be responsible for arranging its own Public Liability insurance.
- (6) the sub-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 consents in respect of its proposed use of the subjects.
- (7) as the property is privately owned by ASDA, the sub lease will be subject to the terms and conditions of the Head Lease to South Lanarkshire Council.
- (8) The proposed sub let will be subject to the approval of ASDA, as head landlord.
- (9) 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 value of the office accommodation to be sub let is estimated at £7,150 per annum.

Community Links receives funding from South Lanarkshire Council via the Regeneration Outcome Agreement. For the 2006/2007 financial year this comprised £60,000.

## **7 Other Implications**

7.1 There are no other implications.

## **8 Consultation**

8.1 Consultations have been undertaken Education Resources who are supportive of the proposal.

**Iain Urquhart**  
**Executive Director (Enterprise Resources)**

**Ken Arthur**  
**Executive Director (Education Resources)**

25 August 2006

### **Link(s) to Council Objectives**

- Supporting our Communities
- Creating Successful Communities

### **Previous References**

- Proposed Lease of Unit at Clydeview Shopping Centre, Blantyre – report to Estates Committee 31 May 2005

### **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

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