

Report

Report to:	Estates Committee
Date of Meeting:	7 March 2006
Report by:	Executive Director (Enterprise Resources) Executive Director (Housing & Technical Resources)

Subject:	Lease of Converted Shop Premises at 41A Millgate Road, Hamilton – Concessionary Lease to Hamilton Credit Union Ltd
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1 Purpose of Report

1.1 The purpose of the report is to:-

- ◆ seek approval for the grant of a concessionary lease to Hamilton Credit Union Ltd for the converted shop premises at 41A Millgate Road Hamilton for use as a credit union.
- ◆ note the action taken in terms of Standing Order No 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 monthly missive of the premises at 41A Millgate Road, Hamilton with Hamilton Credit Union Ltd on the undernoted principal terms and conditions.
- (2) that the Executive Director (Enterprise Resources), in consultation with the Head of Legal Services, if appropriate, be authorised to conclude all matters and enter into the necessary legal agreements and terms which are in the best interests of the Council.
- (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 an ex-officio member to conclude this transaction be noted.

3 Background

3.1 The property is a converted shop, and is located within a single storey range of five shops, two of which are owned by the Council. The subjects are approximately 40 years old, of traditional construction and are located within a predominantly local authority housing locality.

3.2 Hamilton Credit Union Ltd is presently located within the Fairhill Civic Centre and occupy on a concessionary rental basis. The Civic Centre is due to undergo a £7 million rebuild due for completion April 2007. It is proposed that the Credit Union is decanted to 41A Millgate Road, Hamilton for the duration of the Civic Centre rebuild, on the same concessionary terms.

3.3 Funding to meet the necessary alteration of the shop premises will be met by the Community Resources Capital Programme.

3.4 The premises are held in the Housing Account.

4 Lease Terms and Conditions

4.1 The key features of the lease are:-

1. The lease shall be on the basis of a monthly missive from a date of entry to be agreed.
2. The rent to be £1 per month if asked.
3. The proposed term of the agreement is expected to run until April 2007.
4. The lease to be on an insuring only basis, and with the tenant responsible for any rates payable.
5. Permitted use of the property will be as an office in connection with the tenant's business as a credit union.
6. Community Resources Capital Programme will meet all repair costs for the duration of the tenancy agreement.
7. South Lanarkshire Council will arrange buildings insurance under its own block policy, with the premium being met by Community Resources Capital Programme.

5 Employee Implications

5.1 There are no personnel implications for the Council.

6 Financial Implications

6.1 The proposed new lease rent to the group is £1 per month if asked. However, the full rental value of the subjects is £2,500.

7 Other Implications

7.1 There are no other implications.

8 Consultation

8.1 Consultations have been undertaken with Housing and Technical Services (owning account) who are supportive of this proposal.

Iain Urquhart
Executive Director (Enterprise Resources)

21 December 2005

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:-

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