

# Report

Report to:	<b>Housing and Technical Resources Committee</b>
Date of Meeting:	<b>16 September 2020</b>
Report by:	<b>Executive Director (Housing and Technical Resources)</b>

Subject:	<b>39 Coronation Street, Carstairs – Lease to Carstairs Junction Welcome All Hub on Concessionary Terms</b>
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## 1. Purpose of Report

1.1. The purpose of the report is to:-

- ♦ advise of the request to offer a lease on concessionary terms of 39 Coronation Street, Carstairs to Carstairs Junction Welcome All Hub

## 2. Recommendation(s)

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

- (1) that the community flat at 39 Coronation Street, Carstairs be leased to Carstairs Welcome All Hub for a concessionary rent of £1 per annum; and
- (2) that the Executive Director (Housing and Technical Resources), in conjunction with the Head of Administration and Legal Services, be authorised to conclude all matters in respect of the concessionary lease.

## 3. Background

- 3.1. The flat at 39 Coronation Street, Carstairs was formerly part of the Council's social housing stock, however, more recently has been in use by the local Housing Office as an office/community flat.
- 3.2. The flat is no longer required for operational purposes and there is also no demand for the property for use as social housing. The other 3 properties within the "four-in-a-block" layout are Council owned and tenanted.
- 3.3. Carstairs Junction Welcome All Hub have requested to lease the property for use as a community drop-in facility.
- 3.4. Carstairs Junction Welcome All Hub was established in April 2018. The Hub have applied for and received charitable status as of March 2020. The organisation receives funding from the Robertson Trust and self-fund from events. Once the Hub have secured premises they will be applying to the Big Lottery for additional funding of £10,000.
- 3.5. Carstairs Junction Welcome All Hub plan to use the premises as a drop in community hub to allow the local community to engage and interact with others, helping social isolation. The Hub will work in partnership with Clydesdale food bank assisting with referrals and food collections. Workshops such as living on a budget and healthy eating will be run from the premises as well as clubs for all ages

including activities for over 65s, lunch clubs and after school clubs. The Hub also hope to have a sensory room as the area has a high number of children with ASD needs.

#### **4. Proposal**

4.1. It is proposed that the flat at 39 Coronation Street, Carstairs be let on the following conditions:-

- ◆ Rent £1 per annum
- ◆ Annual Missive
- ◆ The property will be used as a community facility
- ◆ The tenant is responsible for internal repairs, maintenance and insurance
- ◆ The Council insures the building and recovers the premium from the tenant
- ◆ The tenant is responsible for all rates, water rates and utility costs

#### **5. Employee Implications**

5.1. There are no employee implications.

#### **6. Financial Implications**

6.1. The grant of the lease at £1 per annum is a concessionary rent which will be the subject of reassessment based on the community benefits realised through this continuing project.

6.2. The lease will mitigate any short term potential revenue liability on the Council in terms of vacant rates, maintenance, insurance and security of the property.

#### **7. Other Implications**

7.1. There will be a review of the viability of the project towards the end of the lease period and proposals for any further agreement will be reported back to Committee.

#### **8. Climate Change, Sustainability and Environmental Implications**

8.1. There are no issues in relation to climate change, sustainability and environment contained within this report.

#### **9. Equality Impact Assessment and Consultation Arrangements**

9.1. Consultation has taken place with Housing and Technical Resources, particularly the Lanark Housing Office and they are supportive of the proposed lease as no internal use has been identified for the property.

9.2. Planning have been consulted and the proposed use does not require any additional consent.

9.3. Local Elected Members have been consulted.

9.4. This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy and, therefore, no impact assessment is required.

**Daniel Lowe**

**Executive Director (Housing and Technical Resources)**

11 August 2020

**Link(s) to Council Values/Ambitions/Objectives**

- ◆ Work with communities and partners to promote high quality, thriving and sustainable communities
- ◆ Support our communities by tackling disadvantage and deprivation and supporting aspiration

**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:-

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