

Report

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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 33 Smyllum Road, Lanark – Concessionary Lease to Town of Lanark Tenants' Forum
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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 Town of Lanark Tenants' Forum for the shop premises at 33 Smyllum Road, Lanark for the purpose of offices and meeting space in connection with the provision of community, educational and voluntary services.
- ◆ 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 premises at 33 Smyllum Road, Lanark be leased to Town of Lanark Tenants' Forum on the undernoted principal terms and conditions.
- (2) that in view of the requirement to progress this matter as soon as possible, and in terms of Standing Order No 36(c), the action taken by the Executive Director (Enterprise Resources), in consultation with the Head of Legal Services, to conclude the lease agreement, be noted.

3 Background

- 3.1 The property is a converted shop, and is located within a single storey range of three 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 Town of Lanark Tenants' Forum has occupied these premises for over 10 years on a concessionary rental basis.
- 3.3 The premises are in need of refurbishment, and to address this, Scottish Executive has approved a £45,000 Rural Capital Grant subject to the following:-
 - (a) 21 year lease being granted
 - (b) South Lanarkshire Council (Housing) meeting at least 25% of the total capital costs. Such costs are presently estimated at £78,000.

- 3.4 The premises are held in the Housing Account.
- 3.5 Town of Lanark Tenants' Forum has actively sought partnership support for the future use of the premises. These are identified agencies that will form the core of a user group and take shared responsibility for the management of the building. The user group has representatives from the Police, Housing & Technical Resources, South Lanarkshire Council, Universal Connections, and Community Wardens. The community representatives will form the majority group and will retain overall management responsibility for the premises.
- 3.6 Funding to assist with operational and running costs will be provided by the Police and other members of the Clydesdale Problem Solving Group. Town of Lanark Tenants' Forum will also be eligible for grant funding as a constituted voluntary organisation.

4 Lease Terms and Conditions

4.1 The key features of the lease are:-

1. The lease shall be for a 21 year period from a date of entry to be agreed.
2. The rent to be £1 per annum if asked.
3. The lease to be on a full repairing and insuring basis with the tenant responsible for any rates payable.
4. Permitted use of the property will be of offices and meeting space in connection with the provision of community and voluntary services.
5. South Lanarkshire Council will arrange buildings insurance under its own block policy, with the premium being met by The Town of Lanark Tenants' Forum.

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 annum if asked. However, the full rental value of the subjects is £4,500.

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)

15 February 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:-

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