

Report

3

Report to: **Estates Committee**
Date of Meeting: **27 June 2006**
Report by: **Executive Director (Enterprise Resources)**
Executive Director (Education Resources)

Subject: **Blantyre Miners Welfare Charitable Society –
Temporary concessionary lease of Blantyre Library at
30 Calder Street, Blantyre**

1 Purpose of Report

1.1 The purpose of the report is to:-

- ◆ seek approval for the grant of a lease to the Blantyre Miners Welfare Charitable Society for temporary use of Blantyre Library at 30 Calder Street, Blantyre on a concessionary basis.

2 Recommendation(s)

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

- (1) that the proposed temporary lease be agreed with Blantyre Miners Welfare Charitable Society for use of Blantyre Library at 30 Calder Street, Blantyre on the undernoted terms and conditions.
- (2) authorise the Executive Director (Enterprise Resources), in consultation with the Head of Legal Services, if appropriate, to conclude the lease agreement.

3 Background

- 3.1 Blantyre Library is owned by South Lanarkshire Council and held in the Education Resources account. The library is currently an operational facility and will be relocating to alternative accommodation in the nearby Clydeview Shopping Centre, Blantyre in August 2006.
- 3.2 The Blantyre Miners Welfare Charitable Society is working in partnership with South Lanarkshire Council to build a new community resource centre attached to its existing Blantyre Miners Welfare premises in Calder Street, Blantyre. The project, which includes renovation of part of the premises, will result in a temporary loss of accommodation to the Society. In view of this the Society has requested temporary use of the Blantyre Library from August 2006 until September/October 2007 to assist in continuation of its activities.
- 3.3 The new £2m community resource centre being developed on the Society's site is being jointly funded by South Lanarkshire Council, European Funding, The Robertson Trust, The Coalfields Regeneration Trust and The Society's own funds. The new centre will provide office accommodation, an exhibition/information area, a computer/IT training room and recreation facilities (including showers and toilets).

- 3.4 The Blantyre Miners Welfare Charitable Society is a registered Scottish charity, number SC007870.

4 Lease Terms and Conditions

4.1 Key features are:-

1. The formal lease to be entered into will be in the names and addresses of the principal office bearers of The Blantyre Miners Welfare Charitable Society, namely Chairman, Vice Chairman, Secretary and Treasurer.
2. The period of lease has been provisionally set at August 2006 until September/October 2007. The final agreed start and end dates are subject to agreement.
3. The rent shall be £1.00 if asked, although The Society shall be responsible for any rates levied.
4. The subjects of let will be used by The Society in connection with its activities, as detailed in its own constitution, although permission is not given for the sale of alcoholic liquor from the premises. Additionally, it is understood that the premises will be utilised by the Blantyre Amateur Boxing Club for boxing purposes and also by Motherwell College for IT training purposes.
5. The lease shall be on a full repairing and insuring basis, with the tenant responsible for all internal and external repairs to the subjects of let throughout the duration of the lease.
6. The tenant shall be responsible for all outgoings and expenses incurred in connection with its operation from subjects of let.
7. No assignation or sub letting of the property will be permitted without the formal written consent of South Lanarkshire Council as landlords.
8. South Lanarkshire Council will arrange insurance cover of its heritable building interest, with the appropriate insurance premium being payable by The Society. The Society will be required to arrange its own contents insurance and public liability insurance.
9. Each party will be responsible for its own legal and other expenses.

5 Employee Implications

- 5.1 There are no personnel implications for the Council.

6 Financial Implications

- 6.1 The rent for the fourteen month period of use will be £1.00 if asked. However, the annual rental value of the library is £13,000 per annum.

7 Other Implications

- 7.1 There are no other implications.

8 Consultation

- 8.1 Consultations have been undertaken with Education Resources (holding account), who are supportive of the proposal.

Iain Urquhart
Executive Director (Enterprise Resources)
1 June 2006

Ken Arthur
Executive Director (Education Resources)
1 June 2006

Link(s) to Council Objectives

- Learning in the Community
- Living in the Community

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:- Paul Haring, Lease Management, Estates Services
Ext: 5155 (Tel: 01698 455155)
E-mail: paul.haring@southlanarkshire.gov.uk