

Report

Report to:	Estates Committee
Date of Meeting:	23 August 2005
Report by:	Executive Director (Enterprise Resources)

Subject:	Lease of Residential Flat at 15 Manse Road, Forth - Proposed Caring Centre - Lease to The Little Haven Community Care Centre
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1 Purpose of Report

1.1 The purpose of the report is to:-

- ◆ seek approval to grant a lease to The Little Haven Community Care Centre for the premises at 15 Manse Road, Forth, for development and use as a caring centre in connection with the organisation's activities.

2 Recommendation(s)

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

- (1) that agreement is given for a ten year lease of the premises at 15 Manse Road, Forth with The Little Haven Community Care Centre on the main terms and conditions contained in section 4 below.
- (2) authorise the Executive Director (Enterprise Resources), in consultation with the Head of Legal Services, as appropriate, to conclude the lease agreement.

3 Background

- 3.1 The property is a two apartment ground floor flat situated in a four-in-a-block residential building. The subjects are approximately 70 years old, of traditional construction and situated within a predominantly local authority housing area.
- 3.2 The Little Haven Community Care Centre is a registered charity (No SC035358). The Objective of the Group as stated in its Constitution are that it "shall be charitable for the benefit of the residents of the Forth and surrounding areas, but in particular to promote the furtherance of health including the relief of distress and sickness".
- 3.3 Funding to meet the running costs of the premises, including furnishings and refurbishment will be mainly met by external funding (lottery and small rural grants). As part of this funding package the organisation is also preparing to submit a grant application to Corporate Resources.

4 Lease Terms and Conditions

4.1 The key features of the lease are:-

1. The lease shall be on a ten year term 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, and with the tenant responsible for any rates payable.
4. Permitted use of the property will be as a caring centre in connection with the organisation's activities as detailed in its Constitution.
5. The tenant to meet all costs associated with its operation from the premises, and the obtaining of all necessary formal consents in respect of its proposed use of the subjects.
6. South Lanarkshire Council will arrange buildings insurance under its own block insurance policy, with the premium rechargeable to the tenant. The organisation will, however, be responsible for arranging its own public liability insurance.
7. Each party to meet their own legal and other expenses.

5 Employee Implications

- 5.1 There are no personnel implications for the Council.

6 Financial Implications

- 6.1 As a residential flat, the annual rent would be in the region of £2,100 per annum which represents the rental subsidy in this case. The organisation is also currently in the process of submitting a separate grant application to Corporate Resources.

7 Other Implications

- 7.1 There are no other implications.

8 Consultation

- 8.1 Consultations have been undertaken with Housing Services (owning account), Planning and Legal Services (Title Report) which are supportive of the proposal.

Iain Urquhart

Executive Director (Enterprise Resources)

8 August 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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LOCATION PLAN

15 Manse Road
Forth



ESTATES SERVICES

