

Report

3

Report to:	Estates Committee
Date of Meeting:	31 May 2005
Report by:	Executive Director (Enterprise Resources)

Subject:	Proposed Lease of Unit at Clydevview Shopping Centre, Blantyre.
----------	--

1 Purpose of Report

1.1 The purpose of the report is to:-

- ♦ Seek approval to instruct Legal Services to conclude the lease of the former nightclub and office at Clydevview Shopping Centre to create a voluntary sector support/learning centre.

2 Recommendation(s)

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

- (1) that Legal Services be instructed to conclude the lease of the former nightclub and office at Clydevview Shopping Centre to create a voluntary sector support / learning centre.

3 Background

3.1 The former nightclub and office at Clydevview Shopping Centre in Blantyre (see Plan) is owned by Asda and has been vacant for a number of years following a fire. Due to the significant refurbishment costs, ASDA has been unable to let it on the open market. The property was identified by the Blantyre and North Hamilton SIP as having potential as a voluntary sector support / learning centre. Following a feasibility study carried out by Anderson Bell Christie Architects, its suitability for this use, both in terms of location and floorspace / internal layout, was confirmed.

3.2 Discussions have taken place with ASDA regarding the difficulties in letting the property and ASDA have indicated that they would be prepared to reach agreement with the Council to pay a nominal rent. In light of this offer, the Community Regeneration Partnership has been able to identify sufficient funding to carry out significant refurbishment works to create the learning centre. This will be run predominantly by South Lanarkshire Education Resources (Libraries) in partnership with Hamilton and East Kilbride CVS and Community Links who will occupy the first floor. It is therefore proposed that the Council take a long lease of the property at a nominal rent. The acquisition cost of the lease will be £1.00 per annum.

4 Details of Transaction

4.1 The lease will be for a duration of 20 years with a break option at year 10. In the event of this break option being exercised, the landlord will be obliged to relocate the Council facility to premises in a similar location and to a similar specification.

- 4.2 The Council will pay ASDA's reasonably incurred legal costs.
- 4.3 ASDA will be responsible for the surrender of current leases to MECCA bookmakers and William Hill and any costs associated with this.
- 4.4 The date of entry will be at a date to be mutually agreed.
- 5 Employee Implications**
- 5.1 Implications for Education Resources will be the subject of a separate report to Education Committee
- 6 Financial Implications**
- 6.1 The cost of the refurbishment works including fittings are estimated at £650,000 and will be met from funds identified in the Regeneration Outcome Agreement for 2005/6.
- 7 Other Implications**
- 7.1 None
- 8 Consultation**
- 8.1 Consultation has taken place with Education Resources and the Blantyre & North Hamilton SIP/Community Regeneration Partnership.

Iain Urquhart,
Executive Director (Enterprise Resources)

17 May 2005

Link(s) to Council Objectives

- Creating Successful Communities – improving services and priorities
- Learning in the Community – improving learning and training opportunities

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:-

Iain Ross, Surveyor, Physical Regeneration
Ext: 4227 (Tel: 01698 454227)
E-mail: iain.ross@southlanarkshire.gov.uk

