

Report

Report to: **Estates Committee**
Date of Meeting: **19 September 2006**
Report by: **Executive Director (Enterprise Resources)**
Executive Director (Education Resources)

Subject: **Extension of Area of Ground Leased on a Concessionary Basis at St Vincent's Primary School, Crosshouse Road, East Kilbride to Greenhills Out of School Care Company Limited**

1 Purpose of Report

1.1 The purpose of the report is to:-

- ◆ seek approval for the extension of the area of ground leased to the Greenhills Out of School Care Company Limited at St. Vincent's Primary School, Crosshouse Road, East Kilbride.

2 Recommendation(s)

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

- (1) that the area of ground currently leased on a concessionary basis to the Greenhills Out of School Care Company Limited at St. Vincent's Primary School, Crosshouse Road, East Kilbride is extended on the terms and conditions outlined in paragraph 4.1.
- (2) authorise the Executive Director (Enterprise Resources), in consultation with the Head of Legal Services to conclude the Minute of Variation extending the area of ground leased.

3 Background

- 3.1 The Greenhills Out of School Care Company Ltd currently lease 825m² of ground adjacent to St. Vincent's Primary School and have erected a new portacabin building on the site. The organisation provides after school care, educational and recreational activities for the community. The Lease was approved by the Education Committee at its meeting on 29 May 2001.
- 3.2 The current ground lease is for a period of twenty one years from 7 June 2002 at a concessionary rent of £1 per annum (if asked), with the Council retaining the option to review the ground rent to market value at five year intervals, if required.
- 3.3 The St. Vincent's Primary School will in the future be relocating to an adjacent site where a new primary school is under construction. This will release land used by the existing primary school, and the current proposal is to make available an additional

1830m² of ground to the organisation for its purposes. This ground will be used to improve and extend the external play areas, and also improve parking provision.

- 3.4 Education Resources, which is the Account Holder for the site, has approved the lease of the additional area of ground to the organisation.

4 Terms and Conditions

- 4.1 The key features of the Minute of Variation are:-

- (1) the current ground lease to the Greenhills Out of School Care Company Limited will be varied by a Minute of Variation, to allow use of the additional ground to be incorporated within the current lease arrangement.
- (2) the additional ground extends to 1830m² or thereby and is shown on the enclosed plan
- (3) there will be no additional rental charge for the lease of the additional land
- (4) all other terms and conditions of the existing lease will remain unchanged, save for deletion of the reference to access rights to the existing St. Vincent's Primary School, which is to be demolished in future.
- (5) South Lanarkshire Council will at its own cost fence the new lease boundaries with a 2.4m palisade fence, and provide an entrance gate at the point shown on the enclosed plan.
- (6) The Council will meet the Out of School Care Company's reasonable legal and administrative expenses in the transaction.

5 Employee Implications

- 5.1 There are no employee implications for the Council.

6 Financial Implications

- 6.1 The rental value of the additional ground to be leased is £1,350 per annum. The organisation's operations have been part funded by Education Resources Child Care Partnership Sub-Group in the sum of £3,880 for the financial year 2006/2007.

7 Other Implications

- 7.1 There are no other implications.

8 Consultation

- 8.1 Consultations have been undertaken with the Planning Service and the account holder, Education Resources, who are supportive of the proposal.

Iain Urquhart
Executive Director (Enterprise Resources)

Ken Arthur
Executive Director (Education Resources)

25 August 2006

Link(s) to Council Objectives

- Learning in the Community

Previous References

- The lease to the Greenhills Out of School Care Company Limited was approved by the Education Resources Committee on 29 May 2001.

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:- Paul Haring, Lease Management, Estates and Support Services

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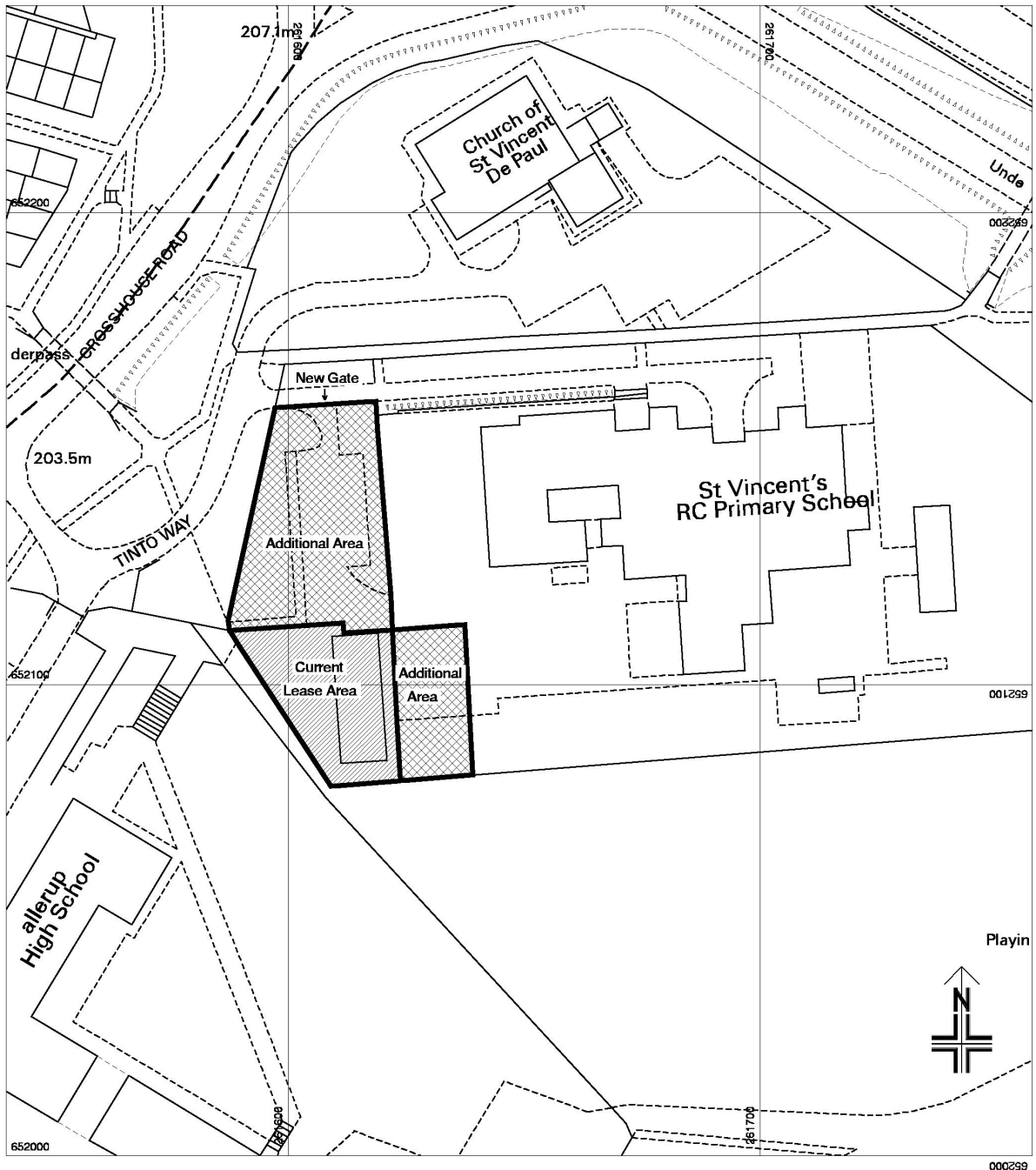
LOCATION PLAN - For Committee Purposes Only

Extension of Ground Lease Area -

Lease to Greenhills Out of School Care Company
Limited, East Kilbride



ESTATES SERVICES



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