

Report

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Report to:	Housing and Technical Resources Committee
Date of Meeting:	13 December 2017
Report by:	Executive Director (Housing and Technical Resources)

Subject:	Castlebank Park, Lanark – Asset Transfer to Lanark Community Development Trust
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ update Committee on the request for asset transfer of 433 square metres of ground together with the former sawmill buildings at Castlebank Park, St Patrick's Road, Lanark
- ◆ request approval to the principal terms and conditions as set out in Section 5 of the report

2. Recommendation(s)

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

- (1) that the former sawmill buildings at Castlebank Park, St Patrick's Road, Lanark be leased to Lanark Community Development Trust at a rental of £1 per annum and subject to the terms and principal conditions outlined in Section 5 of the report; and
- (2) that the Executive Director (Housing and Technical Resources), in consultation with the Head of Administration and Legal Services, be authorised to conclude all matters in respect of the lease and enter into the necessary legal agreements on terms which are in the best interests of the Council.

3. Background

- 3.1. At its meeting on 20 March 2013, Housing and Technical Resources Committee approved the grant of a 20 year lease of 2,137 square metres of land (Phase 1) and the former sawmill buildings (Phase 2) at Castlebank Park to Lanark Community Development Trust for a period of 20 years at £1 per annum.
- 3.2. Since then, Lanark Community Development Trust have successfully delivered Phase 1 of their community based horticultural project which includes the creation of seed beds and growing areas along with the employment of a professional horticulturist and the renovation of the former public toilets.
- 3.3. Lanark Community Development Trust submitted a funding application to Big Lottery Growing Community Assets Fund to support the delivery of Phase 2, the conversion of the derelict sawmill buildings into Castlebank Horticultural and Environmental Training Centre.

- 3.4. The conditions of Big Lottery Fund for Growing Community Assets, requires community organisations to own the assets that funds are being awarded to and therefore, at its meeting on 18 January 2017, Housing and Technical Resources Committee agreed to the sale of the land required for phase 2 conditional upon funding being obtained for the project.
- 3.5. Unfortunately, the application for Lottery Funding was unsuccessful and the proposals for development of phase 2 were put on hold whilst alternative funding routes were identified by the Lanark Community Development Trust.

4. Current Position

- 4.1. Lanark Community Development Trust have redesigned the scheme to reduce the overall costs which will see around £200,000 invested in the sawmill buildings and have put together a viable funding package based upon applications to a number of funders.
- 4.2. This proposed funding does not include for the purchase of the properties and ownership is not a necessary condition of the funders.
- 4.3. Lanark Community Development Trust are seeking the Council's agreement to lease the 124 square metres of ground together with the former sawmills buildings to facilitate the development of the Castlebank Horticultural and Environmental Training Centre.

5. Proposal

- 5.1. It is proposed that the former sawmill buildings at St Patrick's Road, Lanark, as shown on the enclosed plan, be leased to Lanark Community Development Trust on the following principal terms and conditions:-
 1. The lease to run for a period to coincide with the existing lease of phase 1 which ends on 2 October 2033
 2. The rental will be £1 per annum
 3. Both parties will be responsible for their own legal fees
 4. The date of entry will be on conclusion of missives or a mutually agreed date thereafter
 5. The tenant will be responsible for obtaining all consents required for their proposals
 6. The offer is conditional upon funding being obtained for the project

6. Employee Implications

- 6.1. There are no employee implications.

7. Financial Implications

- 7.1. The lease is at a nominal rental of £1 per annum, however this reflects market value given the poor condition of the property and investment required to bring it back into use.
- 7.2. Granting the lease will reduce the Council's liability in terms of the maintenance and management of the former sawmills and the risks associated with security and the deterioration of the fabric of the buildings.

8. Other Implications

- 8.1. The risk of not proceeding will result in the Council continuing to have responsibility for buildings in deteriorating condition.

8.2. The opportunity for regeneration of a derelict site and delivery of community benefits in terms of economic regeneration, skills, learning and employability will be lost.

9. Equality Impact Assessment and Consultation Arrangements

9.1. Consultation has taken place with Community and Enterprise Resources, Planning, Legal, Finance and Regeneration Services.

9.2. This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy and, therefore, no impact assessment is required.

Daniel Lowe

Executive Director (Housing and Technical Resources)

9 November 2017

Link(s) to Council Values/Objectives

- ◆ Accountable, effective and efficient
- ◆ Strengthen Partnership Working Community Leadership and Engagement
- ◆ Improve and Maintain Health and Increase Physical Activity

Previous References

- ◆ Housing and Technical Resources Committee: 20 March 2013
- ◆ Housing and Technical Resources Committee: 18 January 2017

List of Background Papers

- ◆ None

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

Frank McCafferty, Head of Property Services

Ext: 4073 (Tel: 01698 454073)

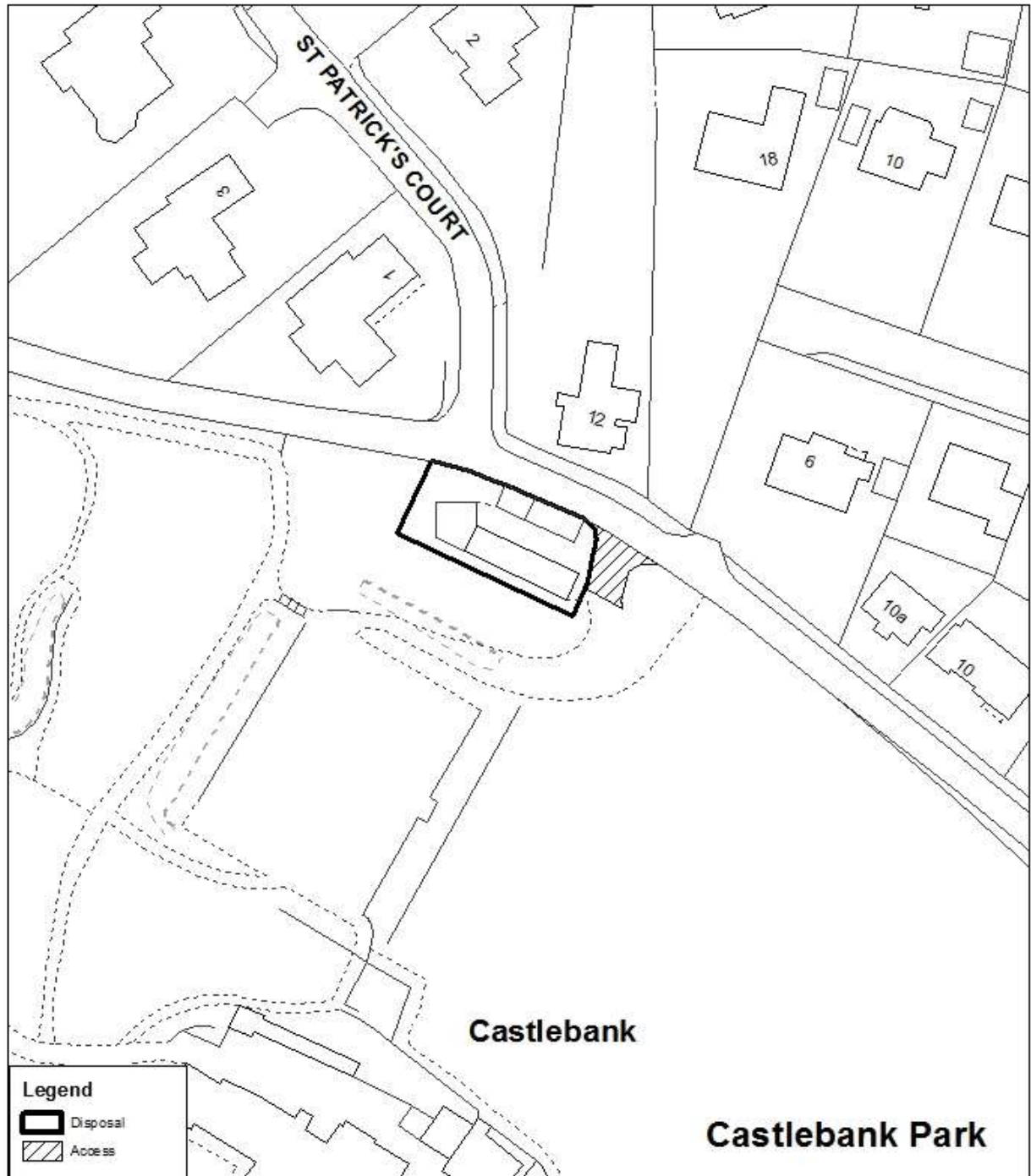
email: frank.mccafferty@southlanarkshire.gov.uk

LOCATION PLAN - For Committee Purposes Only

Castlebank Park
St Particks Road
Lanark



PROPERTY SERVICES



Ordnance Survey

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Ordnance Survey 100020730.



Contents outlined in Black 433 sqm or thereby

DATE: 23/11/2017