

Report

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Report to:	Finance and Information Technology Resources Committee
Date of Meeting:	9 November 2010
Report by:	Chief Executive

Subject:	Lanark Common Good – Tolbooth Maintenance
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ request approval to meet expenditure on necessary remedial works on the Tolbooth at 4-8 High Street, Lanark from the Lanark Common Good Fund.

2. Recommendation(s)

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

- (1) that remedial expenditure of £6,000 on the Tolbooth, Lanark, be met from the Lanark Common Good Fund.

3. Background

- 3.1. The premises at 4-8 High Street, Lanark (The Tolbooth) were purchased by Clydesdale District Council in April 1992 for £95,000 and held in the Common Good Fund. The property is a "B" category listed building located within the conservation area of Lanark town centre.
- 3.2. In March 1993, Clydesdale District Council entered into a lease arrangement with the Tolbooth Heritage Centre Trust for the premises. Lanark Tolbooth Heritage Centre Trust is a Scottish Charity whose objective is to promote and secure by charitable means the restoration and preservation of the building.

4. Required Remedial Works and Maintenance Strategy

- 4.1. A letter from the Chairman of the Lanark Tolbooth Heritage Centre Trust was received in which it is stated that early redecoration of the building is becoming a pressing need and that the building will deteriorate rapidly if a regular regime of external maintenance is not pursued.
- 4.2. Enterprise Resources' Estates Service advised that there has been significant water penetration into the property and that remedial work is required to rectify this. The estimated cost to carry out the remedial works is £6,000.
- 4.3. There are specific terms within the lease which clarifies which party is responsible for specific types of maintenance and renovation. The Council as lessor is responsible for repairs which, if left undone, would result in the subjects leased not being wind and watertight.

- 4.4. There are also within the lease agreement responsibilities on the lessee to undertake repairs and maintenance.
 - 4.5. It is the opinion of the Enterprise Resources' Estates Service that it is the Council's responsibility to undertake the remedial work detailed at Paragraph 4.2. As this property is held in the Lanark Common Good account, it is proposed that the Lanark Common Good Fund meets these costs.
- 5. Employee Implications**
- 5.1. There are no employee implications.
- 6. Financial Implications**
- 6.1. At the end of 2009/10 Lanark Common Good had a balance of £0.086m. There is committed expenditure still to be incurred; however, there are sufficient funds to meet the costs of the essential remedial works.
- 7. Other Implications**
- 7.1. If the remedial work identified at Section 4 is not carried out there is the risk that further, more costly disrepair will result. Under the terms of the lease, the Council accepts its responsibility to undertake the repairs detailed at Paragraph 4.2.
- 8. Equality Impact Assessment and Consultation Arrangements**
- 8.1. 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.
 - 8.2. A copy of this report has been sent to the Royal Burgh of Lanark Community Council.

Archibald Strang
Chief Executive

12 October 2010

Link(s) to Council Values/Improvement Themes/Objectives

- ◆ Accountable, effective and efficient

Contact for Further Information

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

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