

EAST RENFREWSHIRE COUNCILCABINET29 November 2018Report by Director of EnvironmentPROPOSED LEASE OF JAMES MCGUIRE BUILDING, MAIN STREET, BARRHEAD**PURPOSE OF REPORT**

1. The purpose of the report is to ask the Cabinet to approve the lease of James McGuire Building, Barrhead.

RECOMMENDATION

2. The Cabinet is asked to approve the lease of the James McGuire Building to the Include Me 2 Club and delegate to the Director of Environment, in consultation with the Chief Officer (Legal and Procurement), to finalise negotiations and conclude the lease.

BACKGROUND AND REPORT

3. Include Me 2 Club has approached the Council seeking to lease the James McGuire Building in Barrhead shown outlined bold and hatched on the attached indicative location plan.

4. The club wishes to turn this historic building into a thriving community centre accessible to all.

5. Include Me 2 Club (IM2C) are a registered local charity based in Barrhead. As an organisation it engages with and inspires children, young people and adults with additional support needs with clubs, play, arts activities and events involving all members of families.

6. Their aim is to change the face of social care in East Renfrewshire by taking a person centred, community asset based approach to engage, enable, empower and enhance member's lives.

7. IM2C has produced a business plan supporting the proposal demonstrating their ability to fund the running of the property.

8. The Environment Department is supportive of the proposal as it provides a viable use for the building and creates a much needed community facility for families who have members with additional support needs.

9. The property has been vacant for several years with no commercial interest due to the location and listed building status which limits development potential. In the absence of commercial demand a third sector use is regarded as the only realistic possibility.

10. It is proposed that the property be leased subject to the following terms and conditions:

- The tenant will be responsible for all running costs.
- The prospective tenant being Include Me 2 Club.
- The subjects proposed to be leased being that described outlined bold and hatched on the indicative location plan (attached), extending to approximately 277sq.m.
- The rent for the subjects will be £1 per annum.
- The lease term being 5 years with potential break clause after 3 years.
- The subjects proposed to be leased being to facilitate the provision of a community facility for delivery of services to children, young people and adults with additional support needs.
- The lease being on a full repairing and insuring basis.
- IM2C securing any necessary planning permission together with any other necessary consent, statutory or otherwise, required in relation to the Club's proposed use of the subjects.
- In accordance with the Council's standard practice that the council's reasonable legal and surveyor's fees, incurred in concluding the proposed transaction, be reimbursed.
- The date of entry together with all other terms and conditions required in relation to the proposed lease being a matter for negotiation between the respective parties' solicitors.

11. Members will note the proposed rental of £1 per year. In the context of high running and repairs cost associated with a building of this character and condition it is regarded as preferable to lease the building to a charitable organisation that is willing to take on these costs rather than for the Council to continue to incur these and empty property rates charges. However in order to grant a lease, a rent has to be paid. For this reason a nominal figure of £1 per year is suggested.

12. It is important also to consider this proposal in the context of the Community Empowerment (Scotland) Act 2015.

13. The overall aim of the Act is to empower community bodies through the ownership or control of land and buildings and by strengthening their voices in decisions about public services.

14. In particular the Act gives community bodies a right to request to buy, lease, manage or use land and buildings belonging to local authorities, Scottish public bodies or Scottish Ministers.

15. The proposal is therefore in keeping with the spirit of the Act.

FINANCE AND EFFICIENCY

16. The proposed lease of the subjects will provide a new use for a vacant Council property whilst reducing the Council's maintenance and property rates liability. The Council will save around £20,000 p.a. in that respect.

CONSULTATION

17. There has been consultation within the Environment Department including Planning staff.

PARTNERSHIP WORKING

18. The proposed lease has no partnership working implications.

IMPLICATION OF THE PROPOSAL

19. There are no staffing, equality or sustainability implications associated with this report.

20. The proposed tenant is a charitable organisation and not a commercial organisation. The building would be used directly for charitable service provision. A state aid issue would therefore not arise.

CONCLUSIONS

21. The proposed lease will provide a much needed centre for the provision of additional support needs.

RECOMMENDATIONS

22. The Cabinet is asked to approve the Environment Department's proposal to lease the James McGuire Building to the Include Me 2 Club and delegate to the Director of Environment, in consultation with the Chief Officer (Legal and Procurement), to finalise negotiations and conclude the lease.

Director of Environment

Further information can be obtained from Phil Daws Head of Environment (Strategic Services), 0141 577 3186 or phil.daws@eastrenfrewshire.gov.uk

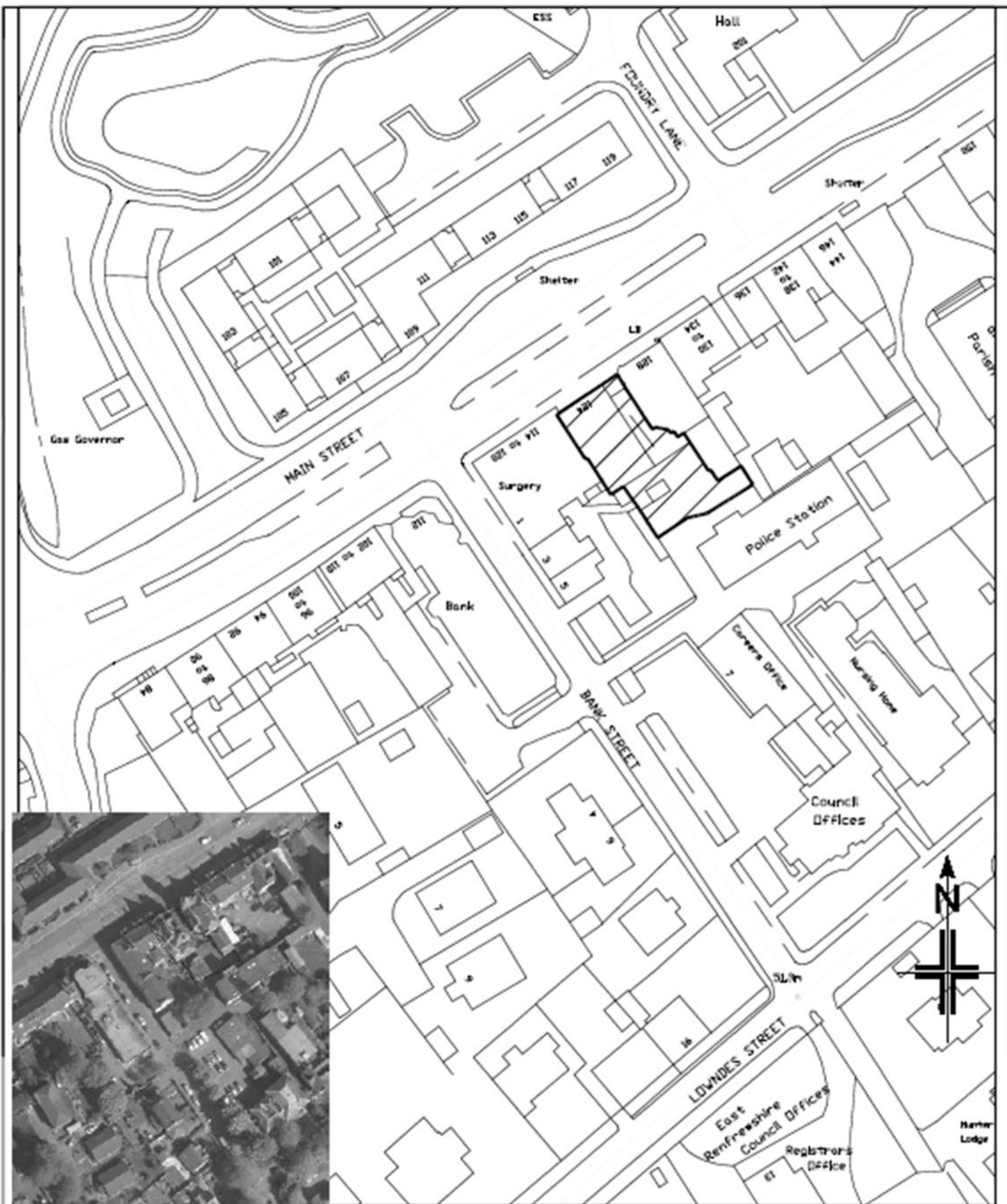
Convener contact details

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October 2018

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Indicative Location Plan

McGuire Building, 124 Main Street, Barrhead



MAP REFERENCE NS5058NW

DATE: 12/10/2018

SCALE: 1:1000

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