

REPORT

To: HOUSING AND SOCIAL WORK SERVICES COMMITTEE		Subject: ACCOMMODATION SURPLUS TO REQUIREMENTS – 72 BRANDON PARADE EAST, MOTHERWELL ML1 1LY
From: HEAD OF HOUSING AND SOCIAL WORK RESOURCES		
Date: 25 APRIL 2013	Ref: MC/JC	

1. Purpose of Report / Introduction

The purpose of this report is to declare the property at 72 Brandon Parade East, Motherwell ML1 1LY surplus to requirements of the Housing and Social Work Services. The subjects are located in Motherwell Town Centre's commercial sector and comprise a first floor office extending to 106.5m². The premises are shown shaded on the attached plan.

2. Background

- 2.1 The property at 72 Brandon Parade East Motherwell, ML1 1LY has been used by a number of sections within Housing and Social Work Services. The most recent occupiers being the Financial Inclusion Team from 25 April 2008 to 9 January 2013.
- 2.2 There has been no requirement for Housing and Social Work Services usage of the property since 9 January 2013 nor is there any future intention for re-utilise the subjects by this Service.

3. Proposals / Considerations

- 3.1 It is proposed to vacate the property, drain down the systems and return the property to Regeneration & Infrastructure Services who will complete a dilapidations report.
- 3.2 The lease on the property is due to terminate on 27 May 2015. Regeneration & Infrastructure Services after the completion of the dilapidation report will endeavour to sub-let the property , subject to no other Council Service having an interest.
- 3.3 If the property can not be sub-let, then Housing and Social Work Services realise that they will be liable for the continuing revenue costs and other associated costs until the expiry of the lease.(i.e. 27 May 2015), however, it should be noted that the relocation of the Financial Inclusion Team to an existing premise will ultimately in time result in a saving.

4. Financial / Personnel / Legal / Policy / Equalities Implications

- 4.1 The property is subject to an inherited lease agreement initiated by the predecessor authority, which expires on 27 May 2015. Housing and Social Work Services has no future use for the property.
- 4.2 Failure to utilise or sub-let the property would have financial implications for the Council, the current cost of the lease is £12,750.
- 4.3 There are no personnel or policy implications.

5. Recommendations

It is recommended that the Committee:

- (i) declare the property at 72 Brandon Parade East, Motherwell surplus to requirements of Housing and Social Work Services;
- (ii) refer the report to the Policy and Resources (Regeneration and Infrastructure) Sub Committee for their attention and;
- (iii) note the content of this report.



Ronnie Paul
Head of Housing and Social Work Resources
12 March 2013

For further information about this report please contact John Campbell, Co-ordinator Financial Inclusion
tel: 01698 332566

LOCATION PLAN - For Information Only

Title: 72 Brandon Parade East

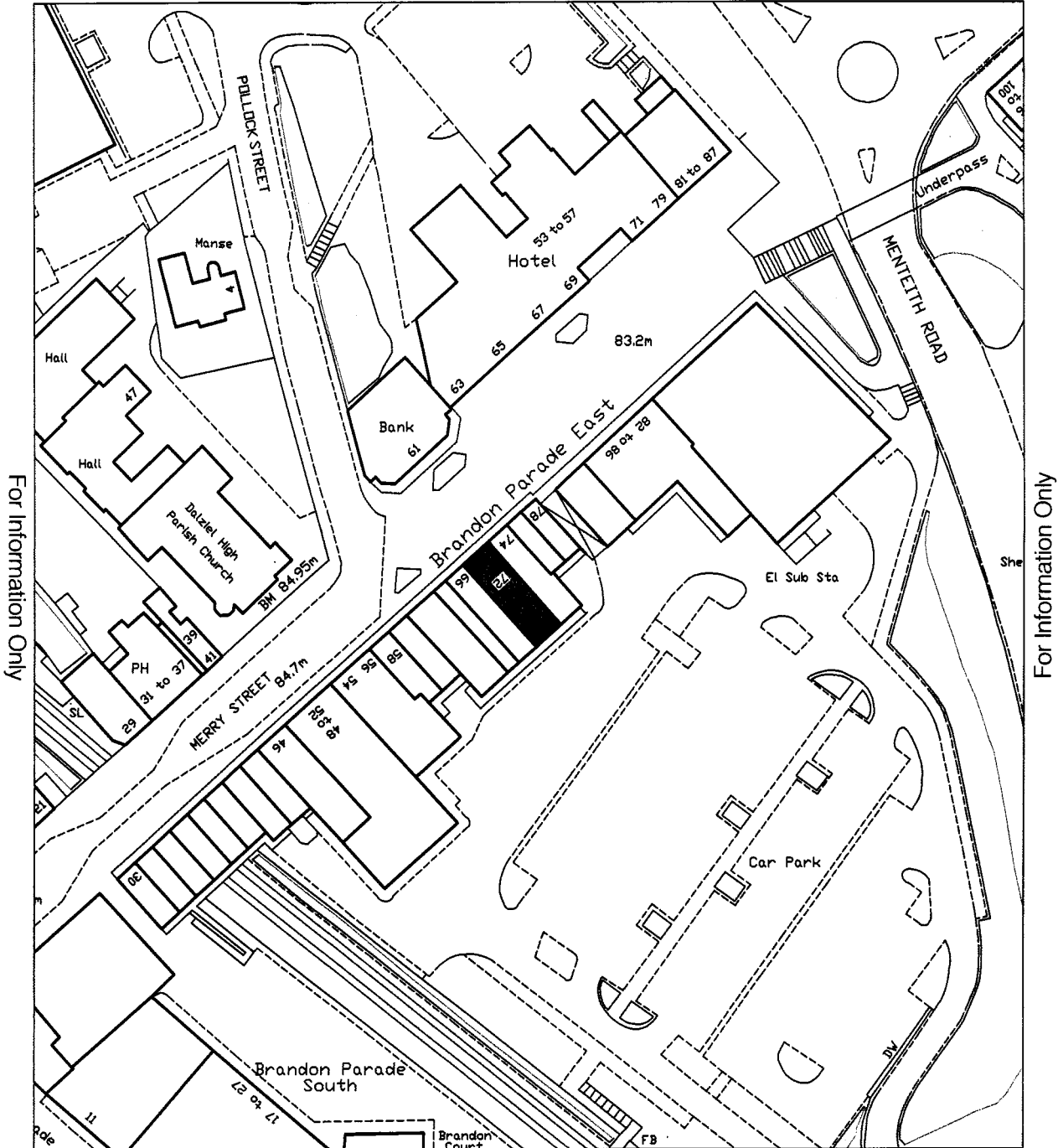
Scale 1:N.T.S.



Town: Motherwell

Date: 22/01/2013

ENVIRONMENTAL SERVICES



CARTOGRAPHIC SERVICES

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