

## NORTH LANARKSHIRE COUNCIL

## REPORT

TO: Social Work Committee	Subject: Proposed Long Lease of Premises at 6 & 8 Emma Jay Road and 303/315 Main Street, Bellshill
FROM: Director of Social Work	
DATE OF COMMITTEE: 25 January 2001	
REPORT AUTHOR: B Emmerson	
REF: JD/MY	

**1 PURPOSE AND CONTENT OF REPORT**

To obtain Committee authority to enter into a new 15 year lease to cover all four of the above properties.

**2. BACKGROUND**

At present Social Work lease three premises from the Landlord, Douglas Park, on varying lengths of lease. The Department also has authority to enter into a lease for the shop at 8 Emma Jay Road. The current lease arrangements are as follows:-

**8 Emma Jay Road**

Held on a 20 year lease expiring at 15 May 2010. Current rent £56,500 per annum. 2000 rent review not settled but landlords seeking £76,500 per annum.

**6 Emma Jay Road**

Leased to Scott Weir on 15 year lease expiring March 2010. Current rent £9,000 per annum reviewable to £9,900 per annum on assignation.

**303 Main Street**

Held on a 21 year lease expiring 30 October 2017. Current rent £16,100 per annum.

**315 Main Street**

Initial four year lease expired 30 January 1999. Continuing on the basis of tacit relocation. Current rent £7,300 per annum.

### 3. PROPOSAL

It is proposed that a new 15 year lease is entered into governing all four properties at a rental of £96,000 per annum. This will consolidate the Department's position at this location.

### 4. RECOMMENDATIONS

- 4.1 That the proposal to enter into a 15 year lease be approved.
- 4.2 That the report be remitted to the Housing & Property Services Sub Committee.



**Jim Dickie**  
**Director of Social Work**  
**11 January 2001**

*For further information on this report please contact R. Paul, Head of Social Work Resources  
(TEL: 01698 332023)*