

# North Lanarkshire Council

## Report

### Finance and Resources Committee

approval  noting

Ref DM/DB

Date 18/09/19

### Proposed Variation of Lease – Ground at Laburnum Road, Viewpark

**From** James McKinstry, Head of Asset and Procurement Solutions

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#### Executive Summary

This report concerns a proposal to vary the current lease for the Focus Youth Project to incorporate additional land at Laburnum Road, Viewpark.

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#### Recommendations

It is recommended that the Finance and Resources Committee:

- (1) Approves the proposed variation of the current lease demise and lease terms noted within this report; and
- (2) All other terms and conditions to be adjusted by the Head of Asset & Procurement Solutions.

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#### The Plan for North Lanarkshire

Priority Enhance participation, capacity, and empowerment across our communities

Ambition statement (15) Encourage the health and wellbeing of people through a range of social, cultural, and leisure activities

#### 1. Background

- 1.1 Focus Youth Project has requested a variation to its existing lease to incorporate an additional area of ground which is adjacent to its current leased demise. This additional area is shown hatched on the plan attached at Appendix 1 with the current leased demise shown shaded.
  - 1.2 The ground which has been requested currently houses a surplus football pavilion and associated car parking. The Project has undertaken to remove the pavilion and incorporate the area into its operational facilities.
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## **2. Report**

### **2.1 Description**

The ground is located within an area of amenity land in Viewpark as shown on the attached plan and access will be taken via the existing leased area.

The additional area extends to 718 square metres (7,758 Sq.ft) or thereby.

### **2.2 Lease proposal**

Focus Youth Project currently benefits from a lease for the area shown shaded. The lease will currently run up until 2033 with the passing rental being £350 per annum. The lease is valued on market terms with the tenant responsible for the repair and maintenance of the facilities they have constructed on the ground.

A provisional agreement has been reached with Focus Youth Project to alter the terms and conditions undernoted to enable the leased demise to be extended to incorporate the additional area shown hatched:

2.2.1 Rent: increased to £700 per annum exclusive of VAT.

2.2.2 Date of variation: to be mutually agreed between parties.

2.2.3 Legal Fees: each party will meet their own costs.

2.3 All other terms and conditions are to remain as per the current lease or to be adjusted by the Head of Asset & Procurement Solutions.

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## **3. Equality and Diversity**

### **3.1 Fairer Scotland Duty**

There are no applicable considerations.

### **3.2 Equality Impact Assessment**

There are no applicable considerations.

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## **4. Implications**

### **4.1 Financial Impact**

The proposed lease provides limited long term income for the Council. The rent agreed with Focus Youth Project is comparable to other similar lease transactions achieved recently.

### **4.2 HR/Policy/Legislative Impact**

There are no specific impacts resulting from this proposal.

### **4.3 Environmental Impact**

There are no specific impacts resulting from this proposal.

4.4 Risk Impact

There are no specific impacts resulting from this proposal.

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**5. Measures of success**

5.1 This transaction will enable Focus Youth Project to sustain and expand its services to the local community in the Viewpark area.

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**6. Supporting documents**

6.1 Appendix 1 Location Plan.

A handwritten signature in black ink that reads "James McKinstry". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

**JAMES MCKINSTRY**  
**Head of Asset and Procurement Solutions**

# Appendix 1 Location Plan

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## LOCATION PLAN - For Information Only

Title: Pavillion at Laburnum Road

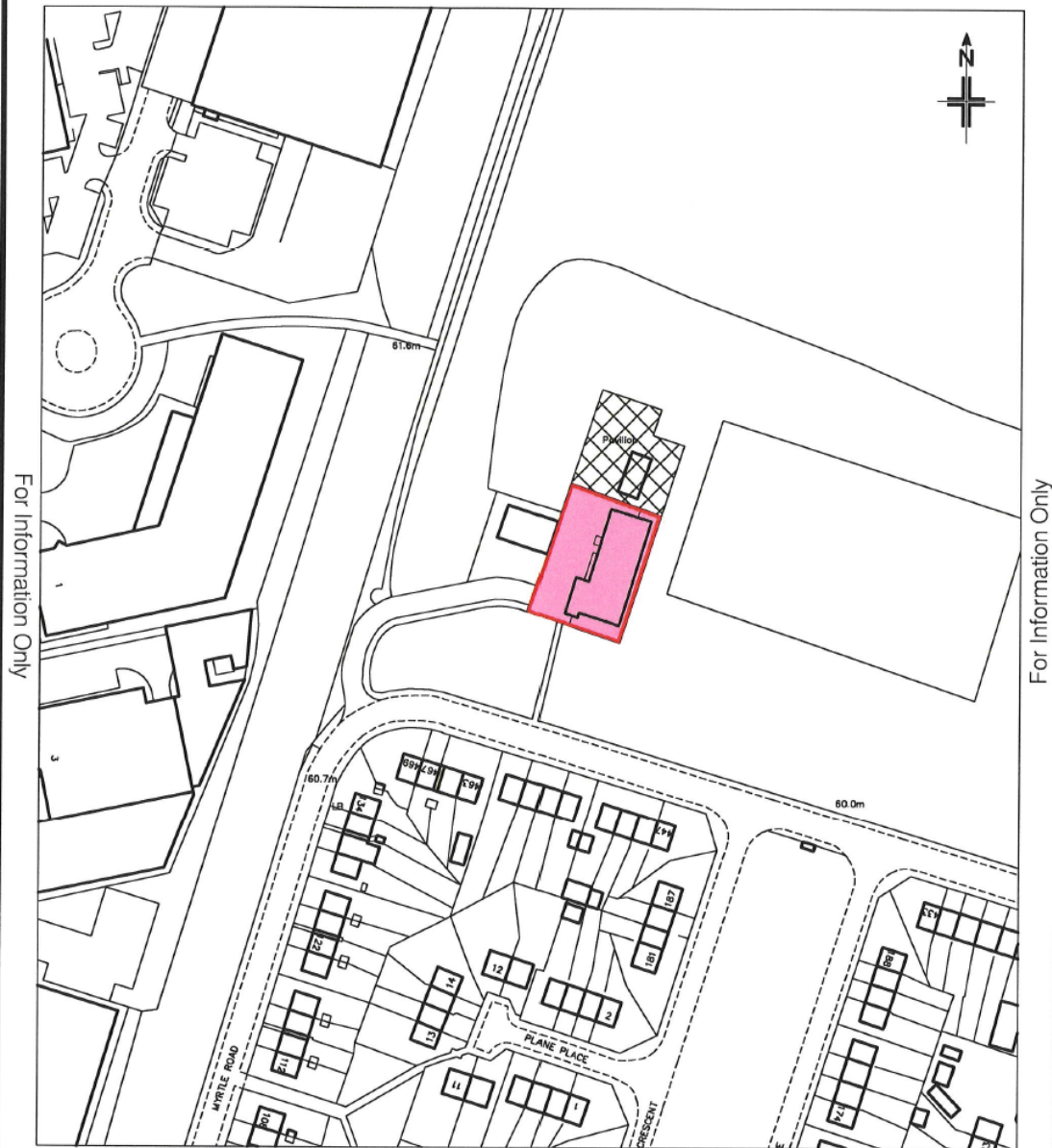
Scale 1:NTS



Town: Viewpark

Date: 01/08/2019

### ENTERPRISE & COMMUNITIES



### CARTOGRAPHIC & MAPPING SERVICES

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