



**Glasgow City Council**

**Contracts and Property Committee**

**Report by Director of Property and Land Services**

**Item 5**

17th September 2020

**Contact: Ian Robertson**

**Ext: 74570**

**PROPOSED EXTENSION OF LEASE OF 18 HAMILTON PARK AVENUE,  
GLASGOW, G12 8DU**

**Purpose of Report:**

To outline the background and seek approval for the Council to agree the lease extension of 18 Hamilton Park Avenue for a childcare facility.

**Recommendations:**

It is recommended that the committee:

1. Notes the content of this report.
2. Approves the lease extension for the premises at 18 Hamilton Park Avenue, Hillhead, G12 8DU for the use as a childcare facility on the terms contained within this report.
3. Approves that the Director of Property and Land Services in consultation with the Director of Governance and Solicitor to the Council be authorised to conclude all other matters pertaining to the lease extension for the subjects and to enter into necessary legal agreements on terms which are in the best interest of the Council.

Ward No(s): 11 - Hillhead

Citywide:

Local member(s) advised: Yes  No  consulted: Yes  No

## **1.0 Introduction**

1.1 This report relates to the proposed lease extension of premises at 18 Hamilton Park Avenue, Hillhead for the continued occupation by Social Work who are using the premises as a childcare facility.

## **2.0 Background**

2.1 The premises comprise a traditionally built mid-terraced grey sandstone building dating from c.1890 and comprising lower ground, ground first and attic floors. There is a small garden area to the front and a larger walled off garden to the rear with parking.

2.2 The premises have been used as a childcare facility for a number of years. The current lease commenced in October 2013 and is due to terminate at 30<sup>th</sup> September 2020. The passing rent is currently £32,000 per annum.

2.3 Following consultation with the client service and the receipt of valuation advice from the Council's nominated valuers, terms have provisionally been agreed with the landlord for the Council to extend the lease for a further period on the terms outlined below.

## **3.0 The Benefits**

3.1 The extension of the lease will allow Social Work to continue providing a much needed childcare facility.

## **4.0 Provisionally agreed Terms and Conditions.**

Landlords	The Hamilton Park Avenue LLP
Tenants	Glasgow City Council
Subjects of Let	18 Hamilton Park Avenue, Hillhead, G12 8DU.
Date of Entry	1 <sup>st</sup> October 2020
Term	10 years
Rent	£45,000 per annum
Rent review	the rent to be reviewed after year 5 in line with RPI or similar index.
Break Option	the tenant to have the option to terminate the lease at year 5 upon giving 6 months prior written notice to the landlord.

Maintenance	the lease to continue on Full Repairing and Insuring terms subject to a Schedule of Condition that was appended to the original lease.
Permitted Use	as existing.
Costs	each party to bear their own legal expenses.
Other	that the Director of Property and Land Services in consultation with the Director of Governance and Solicitor to the Council be authorised to conclude all other matters pertaining to the lease of the subjects and to enter into necessary legal agreements on terms which are in the best interest of the Council.

## 5.0 Policy and Resource Implications

Financial:	The extension of the lease at 18 Hamilton Park Avenue will require an additional expenditure of £13,000 per annum in rental payment.
Legal:	All transactions will be subject to review and conclusion by Glasgow City Council Corporate Services.
Common Good:	These premises are not in the Common Good fund.
Personnel:	There are no direct personnel implications
Procurement:	There are no relevant procurement issues

### **Council Strategic Plan**

This project will satisfy the following aspects of the Council's strategic plan:

Partnership working with all those who can help us build a better Glasgow including third sector organisations and community groups

#### **A Healthier City**

Glasgow continues to face challenges in addressing the impact of poverty, deprivation, inequality and the impact that it has on our citizens' health. There is a specific focus in this plan to address health to ensure that everyone

can reach their full potential and take part in all the city has to offer in terms of job opportunities and good quality neighbourhoods.

10.2 Glasgow has a new Health and Social Care Partnership (HSCP) to transform and improve health and social care in the city. We will work with the HSCP to deliver our priorities.

### **Outcomes**

Glasgow is healthier.

Our services are focussed on prevention and early intervention.

Citizens and communities are more self-reliant for their health and wellbeing.

We have integrated services with health that support Glaswegians when they need it.

### **Equality and socio-Economic Impacts:**

An equality impact Assessment (EQIA) is not required for this project.

*Does the proposal support the Council's Equality Outcomes 2017-22*

N/A

*What are the potential equality impacts as a result of this report?*

N/A

*Please highlight if the policy/proposal will help address socio-economic disadvantage.*

N/A

### **Sustainability Impacts:**

*Environmental:*

No Impact

*Social including opportunities under Article 20 of the European Public Procurement Directive:* Enhances social inclusion for client group

*Economic:* No Impact

**Privacy and Data Protection impacts:** None

## **5 Recommendations**

### **That Committee:**

1. Notes the content of this report.
2. Approves the lease extension for the premises at 18 Hamilton Park Avenue, Hillhead, G12 8DU for the use as a childcare facility on the terms contained within this report.
3. Approves that the Director of Property and Land Services in consultation with the Director of Governance and Solicitor to the Council be authorised to conclude all other matters pertaining to the lease extension for the subjects and to enter into necessary legal agreements on terms which are in the best interest of the Council.