

Southbrae Centre, 192 Southbrae Drive (Ward 12) – Lease approved - Authority to Executive Director of Neighbourhoods, Regeneration and Sustainability.

4 With reference to the minutes of 14th January 2021 (Print 4, page 243), approving the lease of premises at Southbrae Centre, 192 Southbrae Drive (Ward 12) to Buddies Club and Services for a term of 10 years at a rent of £27,500 per annum, there was submitted a report by the Executive Director of Neighbourhoods, Regeneration and Sustainability regarding the matter, advising that

- (1) Southbrae Centre had been identified as a suitable facility to be leased under the Flexible Rental Policy and following a competitive bidding procurement process conducted by Education Services in 2020 the successful bidder was Buddies Clubs and Services (Glasgow West) Limited, who would operate and provide Early Learning and Childcare services at Southbrae Centre;
- (2) in accordance with the Flexible Rental Policy, it had been agreed in 2021 that Buddies would be granted a 10-year lease on tenant full repairing and insuring terms of an initial rental of £27,500 per annum, however the proposed lease had never been entered into due to the service raising issues with regards to clauses relating to maintenance liabilities;
- (3) in the intervening period, the services Buddies had been providing had not been exclusively related to the provision of Early Learning and Childcare and following a review of the areas used, an amended annual rent was proposed of £22,000 per annum for a term of 10 years, based on a reduced footprint; and
- (4) of the provisionally agreed terms.

After consideration, the committee

- (a) approved the terms of the proposed lease of the property in favour of Buddies Clubs and Services (Glasgow West) Limited; and
- (b) authorised the Executive Director of Neighbourhoods, Regeneration and Sustainability, in consultation with the Director of Legal and Administration, to conclude all other matters pertaining to the lease and to enter into necessary legal agreements on terms which were in the best interest of the Council.