

SCOTTISH BORDERS COUNCIL
EXECUTIVE COMMITTEE

MINUTE of MEETING of the EXECUTIVE
COMMITTEE held in the Council Chamber,
Council Headquarters, Newtown St. Boswells
on 18 February 2014 at 10.00 a.m.

Present:- Councillors D Parker (Chairman), S. Aitchison (from para.3), S. Bell, C. Bhatia, J. Brown, M. Cook, V. Davidson, G. Edgar, J. Mitchell, D. Moffat, D. Paterson, F. Renton (from para.5), R. Smith, T. Weatherston.

Apologies:- Councillors J. Greenwell, S. Mountford.

Also Present:- Councillors K. Cockburn, G. Logan.

In Attendance:- Chief Executive, Director of Education and Lifelong Learning, Director of Environment and Infrastructure, Acting Director of Social Work, Financial Services Manager, Clerk to the Council, Democratic Services Team Leader,

Extract from Minute of Meeting

LEASE OF JEDBURGH TOWN HALL

5. There had been circulated copies of a report by the Chief Executive proposing that a lease of Jedburgh Town Hall be granted to the Jedburgh Leisure Facilities Trust. The report explained that the proposal had been developed following an approach by the Trust to the Council in response to a demand in the community for the opportunity for a Jedburgh based Trust to run the facility. By having a local Trust run the facility, it was believed that they would be better placed to maximise its use for the benefit of the Jedburgh and wider community. The Jedburgh Leisure Facilities Trust already successfully managed and ran the local swimming pool and had substantial experience of property and facilities management as well as being very experienced in making premises available to a wide range of local community groups. The Council had therefore entered into negotiations with the Trust, who developed a viable financial plan to run the Town Hall. This was on the basis of a 25 year lease at a rent of £1 per annum, if asked for, with the Trust responsible for all running costs and improvements. Members welcomed the proposal although there was some concern regarding the level of tapering off of revenue financial assistance.

DECISION

AGREED to delegate authority to the Head of Property & Facilities Management together with the Head of Corporate Governance and in consultation with the Chief Financial Officer to grant Jedburgh Leisure Facilities Trust (or an organisation to be established by them for the purpose) a lease of up to 25 years at a rent of £1, if asked for, per annum of the Jedburgh Town Hall with the following conditions:

- (a) the tenant to be responsible for all improvements, repairs, rates and running costs;**
- (b) the premises were to be used as a town hall/community centre (including hiring out for special events);**
- (c) the tenant to be responsible for health & safety at the premises;**
- (d) the tenant to be responsible for arranging any licenses it requires for the premises;**
- (e) the tenant to be able to terminate the lease at one month's written Notice at any time;**

- (f) the tenant to bear the costs of buildings insurance and to procure contents and third party insurance;**
- (g) any other terms that the Head of Property & Facilities Management together with the Head of Corporate Governance and in consultation with the Chief Financial Officer deems to be reasonable; and**
- (h) the Council to provide tapering revenue financial assistance commencing at £30,000 in year 1 and reducing by 20% year on year to zero, subject to a service level agreement to be agreed between the Council and the Trust, through the Director of Education & Lifelong Learning.**