



West Lothian  
Council

**COUNCIL EXECUTIVE**

**CLARENDON HOUSE ,30 MANSE ROAD, LINLITHGOW**  
**PROPOSED LEASE OF LAND AND OUTBUILDINGS.**

**REPORT BY HEAD OF FINANCE AND ESTATES**

**A. PURPOSE OF REPORT**

To seek approval for the proposed lease to Linlithgow Town Management Group an area of land and out buildings in the grounds of Clarendon House, Manse Road, Linlithgow.

**B. RECOMMENDATION**

Council Executive is recommended to approve the lease of the land and outbuildings at Clarendon House, Manse Road, Linlithgow, to Linlithgow Town Management Group for a period of twenty years at an initial rental of £100 per annum and subject to the other terms and conditions contained in this report.

**C. SUMMARY OF IMPLICATIONS**

<b>I Council Values</b>	Making best use of our resources.
<b>II Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)</b>	Disposal of property governed by S74(2) of the Local Government (Scotland) Act 1973
<b>III Resources - (Financial, Staffing and Property)</b>	<p>The council will receive a rental of £100 per annum commencing from the date of entry with rent review every five years in line with RPI.</p> <p>All works associated with the proposal are being undertaken within existing resources.</p>
<b>IV Consultations</b>	Local Members have been provided a copy of the report for information.

**D. TERMS OF REPORT**

The land and buildings form part of the grounds of Clarendon House Manse Road, Linlithgow which is now closed and is to be disposed of in due course.

Linlithgow Town Management Group (Burgh Beautiful) have been looking for a new long term home for the project and part of the grounds of Clarendon House has been identified as suitable for their needs.

The proposed lease terms to Linlithgow Town Management Group (Burgh Beautiful) are as follows:

Subjects: An area of land of Circa 550 sqm and the outbuildings thereon are outlined in red on the plan - Appendix 1

Date of Entry: To be agreed between the parties

Term of Lease: Twenty Years

Rent and rent reviews: Rental of £100 per annum from date of entry with five yearly rent reviews increased by RPI.

Use: for the propagation and growing out of plants, trees and shrubs and their storage and that of related equipment and for no other purpose without the consent of the Landlord. The Premises shall not be open to the public for the retail sale of said plants etc at any time.

Termination of the Lease: - Can be earlier than 10 years if the tenant defaults in payment of rent or insurance, or any breach of obligation occurs or if the group becomes in any way insolvent etc

Repairing Standard: - In no worse a condition than shown in the Photographic Schedule which is to be completed.

Statutory Compliance: - The tenant is required to comply with all current and future Acts of parliament, and other laws and regulations including obtaining any planning permission or building warrant that may be required in order to use the land and buildings.

Outgoings: - The tenant is to pay any and all outgoing and where necessary to reimburse the council so items such as insurance.

Cost: - each part is to be responsible for their own costs in relation to the granting of the lease.

## **E. CONCLUSION**

Council Executive approval of the proposed lease to Linlithgow Town Management Group is sought to facilitate the continuation of the groups work.

## **F. BACKGROUND REFERENCES**

None

Appendices/Attachments: Appendix 1 – Draft plan of the grounds and outbuildings referred to in the report at Clarendon House, Linlithgow

Contact Person: Jack Orr or Tracey Thomson, Finance and Estates Services (01506) 281834  
e-mail: - [tracey.thomson@westlothian.gov.uk](mailto:tracey.thomson@westlothian.gov.uk)

Donald Forrest, Head of Finance and Estates

Date: 15 June 2011