



West Lothian Council

COUNCIL EXECUTIVE

2698 SQM OF LAND, MAIN STREET, DEANS, LIVINGSTON DEANS BOWLING CLUB – PROPOSED LEASE RENEWAL

REPORT BY HEAD OF PROPERTY SERVICES

A. PURPOSE OF REPORT

To seek Executive approval for a new 30 year lease to Deans Bowling Club.

B. RECOMMENDATION

The Executive is recommended to approve a new lease in respect of 2698m², Main Street, Deans, Livingston to Deans Bowling Club for a period of 30 years at an initial rental of £2700.00 per annum.

C. SUMMARY OF IMPLICATIONS

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|---|---|
| I Council Values | <ul style="list-style-type: none">• Making best use of resources |
| II Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment) | <ul style="list-style-type: none">• None |
| III Resources - (Financial, Staffing and Property) | <ul style="list-style-type: none">• The council will receive a rental of £2700.00 per annum commencing during the 2010/11 financial year. |
| IV Consultations | <ul style="list-style-type: none">• The local members have been provided with a copy of this paper for information. |

D. TERMS OF REPORT

In 1979 the former West Lothian District Council entered into a 31-year lease with Deans Bowling Club from the 28th April 1979 until 28th May 2010.

The lease is due to expire on the 28th May 2010 and in order for the club to secure their future they seek a new lease on terms and conditions outlined below.

Date of entry	29 th May 2010
Length of lease	30 years
Area of lease	2698 sqm
Initial rent	£2700.00 per annum
Rent reviews	5 yearly – based on 2.2% of gross annual turnover
Other terms	There are numerous other terms and conditions common to agreements of this type, which will be inserted in the formal lease agreement at a later stage.
Legal fees	Each party will meet their own legal fees

E. CONCLUSION

It is considered to be in the council's best interest to lease the ground for a further 30 years in favour of Deans Bowling Club on the foregoing terms and conditions above.

F. BACKGROUND REFERENCES

Correspondence in Meridio

Appendices/Attachments: Location plan attached

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