



West Lothian  
Council

**COUNCIL EXECUTIVE**

**0.10 HECTARES AT FERGUSON WAY, KNIGHTSRIDGE, LIVINGSTON**  
**GRANT OF GROUND LEASE TO KNIGHTSRIDGE NEIGHBOURHOOD NETWORK**

**REPORT BY HEAD OF FINANCE AND ESTATES**

**A. PURPOSE OF REPORT**

To seek Council Executive approval for the grant of a 25 year ground lease to Knightsridge Neighbourhood Network.

**B. RECOMMENDATION**

Council Executive is recommended to approve a 25 year ground lease in respect of 0.10 hectares at Ferguson Way, Knightsridge, Livingston to Knightsridge Neighbourhood Network.

**C. SUMMARY OF IMPLICATIONS**

<b>I</b>	<b>Council Values</b>	Making best use of our resources
<b>II</b>	<b>Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)</b>	None.
<b>III</b>	<b>Implications for Scheme of Delegations to Officers</b>	None.
<b>IV</b>	<b>Impact on performance and performance Indicators</b>	None.
<b>V</b>	<b>Relevance to Single Outcome Agreement</b>	None.
<b>VI</b>	<b>Resources - (Financial, Staffing and Property)</b>	The council will receive an initial rent of £680 per annum, which is subject to five yearly indexed reviews.
<b>VII</b>	<b>Consideration at PDSP</b>	Not applicable.
<b>VIII</b>	<b>Other consultations</b>	Local members have been provided with a copy of this report for information.

## **D. TERMS OF REPORT**

The subject property was the site of the former Knightsridge Early Years Centre.

The Knightsridge Neighbourhood Network manage a number of projects within Knightsridge including Knightsridge Sports Association. It is proposed that the subject property will be used as a site upon which to locate a single story, prefabricated building, which the Association will use as changing facilities.

These changing facilities will service sports pitches between Mosswood Community Centre and The Vennie. Whilst there are existing changing facilities at Mosswood Community Centre, these are of limited capacity and are not up to the required standard.

The prospective tenant has lodged a funding bid with Sport Scotland to cover the majority of the capital costs likely to be incurred in bringing this project forward.

The main terms of the ground lease would be as follows:

1. The lease will be for a term of 25 years from the agreed date of entry.
2. The subjects of the lease shall be the 0.10 hectares at Ferguson Way, Knightsridge, Livingston shown hatched in black on the attached plan.
3. The rent shall be £680 per annum payable annually in advance.
4. The rent shall be reviewed every fifth anniversary of the agreed date of entry, by way of indexation, using the retail price index (RPI).
5. The subjects shall be used to locate a prefabricated structure to provide changing facilities. The land will not be used for any other purpose without the council's prior consent.
6. The tenant shall be responsible for the repair, maintenance and upkeep of the subjects and all costs attributable thereto (including the existing boundary fence and gates)
7. The tenant will be responsible for securing all statutory consents required in connection with their use of the subjects and the tenant will be required to hold suitable public liability insurance in connection with their use of the subjects.
8. The council shall have no responsibility, financial or otherwise for the prefabricated building or the running of it. The tenant shall be entirely responsible for its operation, insurance, and maintenance.

## **E. CONCLUSION**

It is considered to be in the council's best interest to grant the ground lease to Knightsridge Neighbourhood Network in accordance with the terms and conditions set out above.

## **F. BACKGROUND REFERENCES**

None

Appendices/Attachments: Location plan attached

Contact Person: Scott Hughes, Surveyor, Direct Dial: (01506) 281825

Email: [Scott.hughes@westlothian.gov.uk](mailto:Scott.hughes@westlothian.gov.uk)

**Donald Forrest, Head of Finance and Estates**

**Date: 10 January 2012**