

**REPORT TO: NEIGHBOURHOOD RESOURCES AND DEVELOPMENT COMMITTEE
10 JUNE 2002**

REPORT ON: BROOKSBANK CENTRE

REPORT BY: DIRECTOR OF NEIGHBOURHOOD RESOURCES AND DEVELOPMENT

REPORT NO: 508-2002

1.0 PURPOSE OF REPORT

1.1 To seek approval to lease Brooksbank Neighbourhood Centre to Dundee Anti-Poverty Forum.

2.0 RECOMMENDATION

2.1 The Committee is asked to approve the transfer of the lease from 1 July 2002 until 31 March 2004, with a mutual option to extend until March 2006.

3.0 FINANCIAL IMPLICATIONS

3.1 The financial implications of implementing the recommendations of this report can be contained within the Department's approved 2002/03 Revenue Budget.

4.0 LOCAL AGENDA 21 IMPLICATIONS

4.1 Local needs will be met locally and all sections of the community will be empowered to participate in decision-making.

5.0 EQUAL OPPORTUNITIES IMPLICATIONS

5.1 The opportunity is being taken to form new partnerships between the Council and community groups.

6.0 BACKGROUND

6.1 Brooksbank Neighbourhood Centre is currently managed by the Neighbourhood Resources and Development Department. As part of the adjustments made when the Council's budget was being set for 2002/2003, it was agreed that the Centre would close on the 30 June 2002. Subsequent to the decision, the Local Management Group, various community groups in the area and other parties who had expressed an interest in becoming leaseholders have met with the Director of Neighbourhood Resources and Development and other officers to examine a variety of options. The outcome of these consultations has led to the following proposal being formulated which has been welcomed by the key stakeholders in the area.

6.2 Dundee Anti-Poverty Forum shall take on the lease as the Tenant with Money Advice Support Team (MAST) having the right to occupy the property. The lease shall be from the 1 July 2002 up to 31 March 2004, with a mutual option to extend until March 2006. The tenant shall be responsible for all repairs and maintenance and shall pay an annual rent of £300. In addition the tenant shall also be responsible for the payment rates.

- 6.3 The City Council, through the Economic Development Department, currently lease Shop units 7 to 11 on the ground floor and Office units 7 to 12 on the upper floor at Happyhillock Shopping Centre from Elliot Scott Nicol. Neighbourhood Resources and Development Department occupy the Offices at 10 and 11 (ground floor) and 11 and 12 (first floor) on a sub lease, for the Community based groups of Dundee Anti Poverty Forum and MAST, and pay a pro-rata share of the rent.
- 6.4 The Neighbourhood Resources and Development will have access free of charge to the Centre in order to accommodate their Youth Programme. Existing users running activities in the Brooksbank Centre will continue to be afforded the same access as at present. Additional use by these users and all future use will be negotiated with the leaseholder. It has been agreed with the leaseholder that access will not be unreasonably withheld.
- 6.5 Subject to approval for the lease at Brooksbank Centre to Dundee Anti-Poverty Forum and MAST, it is proposed to declare surplus to requirements the Offices at unit numbers 10 and 11 (ground floor) and 11 and 12 (first floor), Happyhillock Shopping Centre, and remit to the Director of Economic Development to dispose of the units as necessary.

7.0 CONSULTATION

- 7.1 The Chief Executive, Directors of Finance, Support Services, Economic Development Department and Housing Department have been consulted in the preparation of this report.

8.0 BACKGROUND PAPERS

- 8.1 No background papers as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above report.

Director, Neighbourhood Resources & Development

Date