

REPORT TO: COMMUNITIES COMMITTEE - 9 MAY 2005

REPORT ON: CONFERENCE HALL, LEVEL ONE, CENTRAL LIBRARY, WELLGATE CENTRE, DUNDEE

REPORT BY: HEAD OF COMMUNITIES

REPORT NO: 275-2005

1.0 PURPOSE OF REPORT

1.1 To seek approval to lease the Conference Hall, level one, Central library, Wellgate Centre, Dundee to Dundee Citizens Advice Bureau (CAB)

2.0 RECOMMENDATION

2.1 The committee is asked to approve the issue of a lease from 29 May 2005 until 28 May 2024, with a mutual option to extend year to year thereafter. Notwithstanding the foregoing, the landlord and the tenant should each be entitled to terminate said missives of let on 28 May 2010 and on 28 May in each succeeding fifth year by giving 3 months previous written notice to each other.

3.0 FINANCIAL IMPLICATIONS

3.1 There are no financial implications for the council arising from this proposal. Any additional costs arising from CAB's occupation will be met by CAB.

4.0 LOCAL AGENDA 21 IMPLICATIONS

4.1 The report seeks to ensure that resources are used as efficiently and effectively as possible to achieve departmental and council agreed priorities.

5.0 EQUAL OPPORTUNITIES IMPLICATIONS

5.1 The opportunity is being taken to form new partnerships between the council and the voluntary sector.

6.0 BACKGROUND

6.1 Dundee Citizen's Advice Bureau are currently located in premises at 97 Seagate, Dundee DD1 2FR. The premises are old, unsuitable for the services provided and do not comply with the Disability Discrimination Act 2000 in terms of accessibility.

6.2 Dundee Citizen's Advice Bureau in conjunction with Dundee City Council (as main funder) have been seeking new premises for some time.

6.3 Dundee Citizen's Advice Bureau - received grant funding from Citizen's Advice Bureau Scotland to fund the creation of new office accommodation. Following approval of Report No 806-2004 'Wellgate Central Library Heating and Ventilation Upgrade and Relocation of Communities HQ Offices (Partnering) - Extension to Contract', The conference Hall, level one, Central Library was refurbished and developed to provide modern, suitable & accessible accommodation. Resulting in the proposal to issue a lease to Dundee Citizen's Advice Bureau.

7.0 CONSULTATION

7.1 The Chief Executive, Depute Chief Executives (Finance) and (Support Services) and Director of Economic Development have been consulted in the preparation of this report.

8.0 BACKGROUND PAPERS

8.1 None

**Signed: Stewart Murdoch
Head of Communities**

Date: 29 April 2005