

Finance and Resources Committee

10.00a.m, Thursday, 15 August 2019

Proposed New Lease, St Brides Community Centre, 10 Orwell Terrace, Edinburgh

Executive/routine Wards Council Commitments	Routine Sighthill / Gorgie 2,7 , 31,35 , 39, 46 , 46,52
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1. Recommendations

- 1.1 That Committee approves the lease of St Brides Community Centre to the St Brides Management Committee on the terms outlined in this report and other terms and conditions to be agreed by the Executive Director of Resources.

Stephen S. Moir

Executive Director of Resources

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Report

Proposed New Lease, St Brides Community Centre, 10 Orwell Terrace, Edinburgh

2. Executive Summary

- 2.1 St Brides Management Committee have occupied St Brides Community Centre for many years with no record of a formal lease. Edinburgh Jazz and Blues Festival approached St Brides Management Committee with a proposal to share the building, which would allow them to run a five-year music project funded through the Platforms for Creative Excellence (PLACE) co-investment programme. A temporary lease was granted to the Committee from 3 January 19 to meet the funding requirements of the PLACE programme pending a Committee decision on a longer term agreement, which is the purpose of this report.

3. Background

- 3.1 In 1993, St Brides Community Centre was transferred to the Council from the Church of Scotland.
- 3.2 The St Brides Management Committee (SBMC) are in occupation, running the venue for community purposes in partnership with Council staff from Lifelong Learning. SBMC have invested in the building facilities over the years, including a new stage, seating and lighting.
- 3.3 A number of other community centre are in a similar position and this has led to an ongoing review of lease terms.
- 3.4 The building is used on a regular basis by various community groups including a community café (providing a weekly lunch club for the elderly), mother and child groups, a local choir and a book club. There is also regular use by third parties for dance, exercise and other private classes as well as for parties, exhibitions and other similar uses.
- 3.5 The Platforms for Creative Excellence (PLACE) programme is a five year co-investment programme between the Council, Scottish Government and the Edinburgh Festivals and is a legacy of the 70th anniversary of the Edinburgh festivals in 2017. On 20 March 2018, the Culture and Communities Committee approved a report that noted the workstreams for the PLACE programme and the

Outline Evaluation Framework and Programme Management Plan on which applications for funding would be assessed.

- 3.6 On 11 October 2018, the Culture and Communities Committee approved funding to 11 Festival organisations with the Edinburgh Jazz and Blues festival (EJBF) awarded £645k. The bid by EJBF was predicated on a submission that would underpin a strong future, with impact at local community, Edinburgh, Scottish and international levels with a base at St Brides Community Centre. The programme would include:
- Community music engagement programme for Edinburgh;
 - Carnival, multi-cultural arts, and street arts hub for the city and Scotland;
 - Support for the Scottish jazz and blues sector, including an annual conference; a rehearsal and small-scale performance centre in Edinburgh; and new international initiatives;
 - A long-term relationship with an established Edinburgh community group, aiming to increase cultural, social, and economic benefit for the local community.
- 3.9 To allow SBMC to permit occupation by EJBF, the Council are required to grant a lease to SBMC so that they could have the legal ability to, in turn, grant an occupational licence/sub lease to EJBF, which is the purpose of this report.

4. Main report

- 4.1 As with all community centres, the Council currently meets all the running costs for the building, including cleaning, janitorial cover, utilities and all repairs and maintenance. There are a number of other community centres in a similar position with no recognised and/or outdated lease and this has led to an ongoing review of lease terms. A report on new standard lease terms for all community centres will be presented for consideration to a future meeting of Committee.
- 4.2 In this case, SBMC has requested a five-year lease of the property. This would allow the SBMC to enter into a sublease agreement with the Edinburgh Jazz and Blues Festival who have funding through the PLACE co-investment programme, to run a five-year music programme. The Edinburgh Jazz and Blues Festival require a minimum term of five years to meet the funding criteria.
- 4.3 To meet the deadlines for set up and activities to commence, entry was required by 3 January 2019 and therefore a temporary agreement was issued to SBMC, pending a more permanent agreement as detailed below.

4.4 Following negotiations, the following main terms have been provisionally agreed:

Subjects:	St Brides Centre, 10 Orwell Terrace, Edinburgh;
Tenant:	St Brides Management Committee;
Lease Term:	Five years;
Rent:	Peppercorn;
Sublease:	St Brides Management Committee will be permitted to enter in to a five-year occupational agreement with the EJBF:
Rates:	The Tenant will be responsible for all non-domestic rates payments;
Repair:	The Council will be responsible for the repair and maintenance of the property and will be required to keep the property wind and watertight. Other repairs will be carried out subject to the necessary budget being available. The Council will continue to be responsible for utility bills and the current level of cleaning and janitorial costs;
Additional Cost:	Any additional janitorial and cleaning costs that arise from the Increased occupation of the venue, will be recovered by the Council from the tenant; and
Costs:	The tenant will pay the Council's costs and fees associated with the lease.

5. Next Steps

- 5.1 If Committee approval is granted, the Council will seek to enter into a five-year lease with the tenant on the terms stated in the report.

6. Financial impact

- 6.1 The Council currently has an annual expenditure of approx. £50,000 in meeting the running costs of St Brides. This includes all costs associated with cleaning, janitorial staff, repairs, maintenance and utilities. It should be noted that the repair and maintenance costs fluctuate year to year, the costs for 2017/2018 were £56,300. Future years could be higher or lower.
- 6.2 The proposed rent is a concession but is similar to all other Council owned community centres. The estimated market rent of £72,000 per annum (which could be achieved on a full repairing and insuring basis).

7. Stakeholder/Community Impact

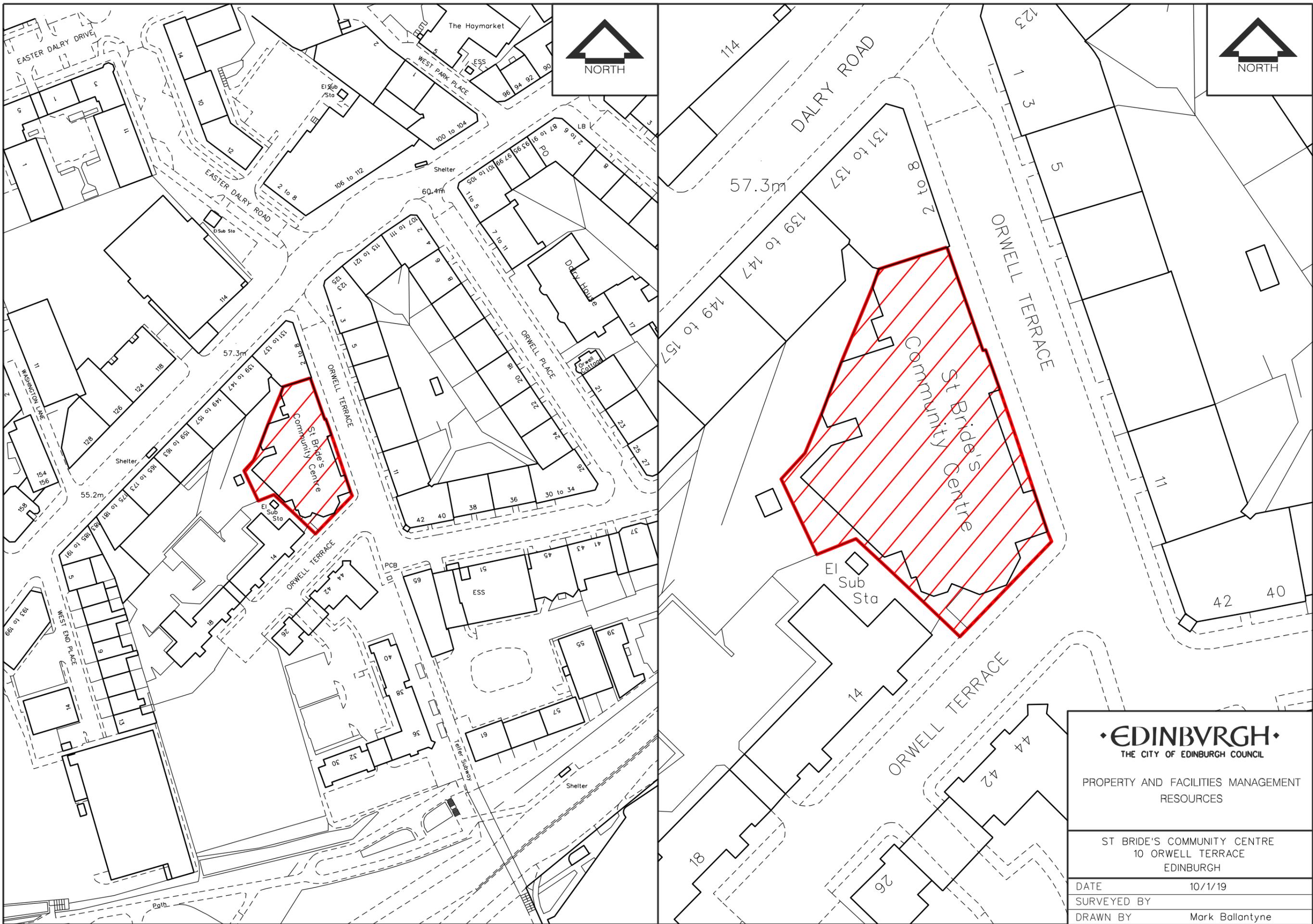
- 7.1 Council Officers have ensured full engagement with St Brides Management Committee and the Edinburgh Jazz and Blues Festival, throughout this process. Ward Councillors have been made aware of the recommendations contained within this report.
- 7.2 The impact on equalities has been considered and an enhancement of rights has been identified as the new lease will ensure that the facility continues to provide an important community centre service while also running a new community music project. This directly links to an enhancement of Council Commitments 2,7,31,35,39,46, and 52.
- 7.3 The impact on sustainability has been considered and deemed to have no negative impact on the environment as the result of the proposed new lease. This is because the building use will not change substantially.

8. Background reading/external references

- 8.1 Report Culture and Communities Committee on 20 March 2018 – The Platforms for Create Excellence (PLACE) programme.

9. Appendices

- 9.1 Appendix 1 – Location Plan



LOCATION PLAN

PHOTOGRAPHICALLY REDUCED NOT TO SCALE

SITE PLAN

• EDINBURGH •
THE CITY OF EDINBURGH COUNCIL

PROPERTY AND FACILITIES MANAGEMENT
RESOURCES

ST BRIDE'S COMMUNITY CENTRE
10 ORWELL TERRACE
EDINBURGH

DATE 10/1/19

SURVEYED BY

DRAWN BY Mark Ballantyne

SCALE N.T.S.

NEG. NO. A3/2060