

EX35. 8 CENTRAL BOULEVARD, CENTRAL PARK, LARBERT, UPDATE REPORT

The Executive considered a report by the Directors of Corporate and Neighbourhood Services and of Development Services providing an update on proposals from the Rehab Groups for the vacant factory unit at 8 Central Boulevard, Central Park, Larbert.

The Executive had, on 25 February 2014 (ref EX 125) agreed the termination of its head lease at 8 Central Boulevard, Larbert, at a cost of £500,000 to allow Scottish Enterprise to purchase the property. The report detailed a proposal which would enable the property to be leased by Scottish Enterprise to the Rehab Group and set out the cost benefit to the Council of the proposal.

The proposal had been further developed since February 2014 and now included proposals for the Rehab Group, operating as Haven Products Limited, to acquire the operations of the Council's Sign factory and to establish a centre of excellence for the training and subsequent employment of people who are distanced from the labour market, particularly those with disabilities. The report highlighted the key implications for the Council and identified a number of issues for resolution should the Executive be minded to support the proposals, in particular in regard to staff transfer and costs.

Decision

The Executive: -

(1) agreed to:-

- (i) work with Haven Products Limited and the Scottish Government in delivery of the project at Central Park during set-up and transition phase in the terms set out in the report, including the use of funds on a spend to save basis for the project's delivery;**
- (ii) undertake appropriate discussions with staff and trade unions, and progress in accordance with TUPE requirements, about the potential of a transfer of the operations of the Sign Factory; and**
- (iii) initiate a review of the support available to assist disabled people to enter, sustain and progress in employment in the Falkirk area; and**

(2) agreed in principle:-

- (i) to provide assistance with relocation costs to a maximum of £200,000;**
- (ii) to commission signage works via the Scottish Government's National Framework Agreement for Supported Factories and Businesses (Lot 4);**

- (iii) that a ceiling on contributions toward the transition costs of a transfer of business be set at £910,000 with transactions undertaken on an open book basis;
- (iv) to participate in the centre of excellence model with Haven Products Limited/Scottish Government at a cost to the Council of £168,000, on terms to be set out in a Joint Working Agreement;
- (v) to act as guarantor to Haven Products Limited in any application for admission to the Local Government Pension Scheme; and
- (vi) to receive further reports on the progress of the project.