

ITEM No ...14.....

REPORT TO: CITY GOVERNANCE COMMITTEE – 21 APRIL 2025

REPORT ON: SUPPORTING LOW INCOME FAMILIES THROUGH FOOD LARDERS AND CAFES

REPORT BY: EXECUTIVE DIRECTORS OF CITY DEVELOPMENT AND CORPORATE SERVICES

REPORT NO: 110-2025

1 PURPOSE OF REPORT

- 1.1 The report updates members on measures to assist low-income families, through an updated approach to funding for Council owned property.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee:
- a approves the provision of grants as set out in the 2025/26 budget
 - b instructs the Executive Director of Corporate Services to provide grant to support existing tenants in existing council owned properties for third sector organisations

3 FINANCIAL IMPLICATIONS

- 3.1 The Council's commercial property portfolio currently leases properties to six third sector organisations for the use of food larders and other food-poverty related uses. These are offered at concessionary rentals and generate a total of £18,000.
- 3.2 The 2025/26 budget included an allocation of £20,000 to support the provision of grants to third sector organisation for the provision of food poverty related uses. The funding is for 1 year duration and it is intended that these grants will be used to cover the costs of the concessionary rental payments in financial year 25/26, allowing the Council to offer further rebates whilst complying with its obligation to secure best value from its commercial property portfolio.

4 BACKGROUND

- 4.1 Neighbourhood Services operates a number of food related larders and cafes, including the undernoted list of Community Centres where food larders are operated by the local management groups. It is understood that rental is normally not charged for any of them.
- a Menzieshill Community Hub (Larder);
 - b Charleston Community Centre (Larder);
 - c Ardler Community Cafe (community café);
 - d Kirkton Community Centre (food larder and community café);
 - e Hilltown Community Centre (food larder and community café); and
 - f Douglas Community Centre (food larder and community café).

- 4.2 City Development operates a portfolio of commercial premises for the Council. This includes support for food related businesses and food larders etc. Third sector organisations often seek to lease commercial properties at less than market value. There are 6 premises leased on concessionary terms for food related businesses, either wholly or partially. These are set out in Appendix 1. In the interests of fairness in dealing with such applications/requests, these only are leased at a concessionary level when commercial tenants are not available
- 4.3 The current policy regarding commercial leases to third sector organisations is as follows:
- a the Council receives enquiries from third sector organisations seeking to let its vacant commercial properties at less than market value. In the interests of fairness in dealing with such applications/requests, these only are leased at a concessionary level when commercial tenants are not available.
- 4.4 It is proposed that these 6 leases could be provided with a grant during 2025/6 through Corporate Services covering the reduction of rental income.

5 POLICY IMPLICATIONS

- 5.1 This report has been subject to the Pre-IIA Screening Tool and does not make any recommendations for change to strategy, policy, procedures, services or funding and so has not been subject to an Integrated Impact Assessment. An appropriate Senior Manager has reviewed and agreed with this assessment.

6 CONSULTATIONS

- 6.1 The Council Leadership Team have been consulted in the preparation of this report and are in agreement with its content.

7 BACKGROUND PAPERS

- 7.1 None.

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Appendix 1 Commercial Premises currently leased at a concessionary level to third sector businesses

Property Address	Organization Name	Lease Use Clause	Actual Use
24 St Giles Terrace	Strathmartine Community Larder	Community Food Larder	Food Larder
26 St Giles Terrace	Strathmartine Community Larder	Community Shop for the sale/exchange of second hand clothing and related items	Community Shop for the sale/exchange of second hand clothing and related items
5 Whorterbank	Lochee Community Larder and Cafe	Community Larder	Storage
7 Whorterbank	Lochee Community Larder and Cafe	Community Larder and Cafe	Storage
11 Whorterbank	Lochee Community Larder and Cafe	Community Larder	Community Shed
13-15 Whorterbank	Lochee Community Larder and Cafe	Community Larder and Cafe	Food Larder and Café