

**To: Planning & Property Policy Board**

**On: 14<sup>th</sup> March 2017**

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**Report by: Director of Finance & Resources**

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**Heading: Former Foxbar Civic Amenity Site, Leitchland Road, Paisley.**

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**1. Summary**

- 1.1 This report seeks consent to lease the former Foxbar Civic Amenity Site at Leitchland Road, Paisley.
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**2. Recommendations**

It is recommended that the Board:-

- 2.1 Authorise the Head of Property Services and the Head of Corporate Governance to conclude a lease of the former Foxbar Civic Amenity Site at Leitchland Road, Paisley, on the basis of the main terms and conditions contained in this report.
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**3. Background**

- 3.1. As part of the Council's redesign of its Civic Amenity operations and the opening of the improved Civic Amenity Hub at Underwood Road, the Leitchland Road Amenity Site became surplus to requirements and closed in 2014.

- 3.2. Thereafter the site was cleared, and marketed as available for lease. The Board may recall approving a lease of this site for use as a Motor Engineers and MOT Station in November 2014. Unfortunately that lease did not proceed. More recently in August 2016, the Board also approved a lease to a party who proposed to use the site for the sale and hire of caravans and motorhomes. Unfortunately, this party also failed to conclude the lease as intended, and the site once again became available.
- 3.3 An application to lease has now been received from a Mr Matthew Robertson on behalf of his company, MCM Formwork Services Ltd. This is an existing civil engineering company based in Paisley that mainly specialises in structural concrete contracts for wind farms, substations and flood defence works. In addition, Mr Robertson has established a fairly new company called McMotorhome Hire Ltd, which as the name suggests, involves the hire of luxury motorhomes. The plan is to have both businesses operating from the same site. The applicant anticipates that 4 full time staff would be employed on site, 2 of them new positions, if this lease gets approval.
- 3.4. Discussions have taken place with Mr Robertson, and the following main terms and conditions of lease have been provisionally agreed.
4. **Proposed terms and conditions of lease;**
- 4.1 The date of entry shall be at a mutually agreed date.
- 4.2 The lease shall be for a period of 9 years and shall be on the basis of the Council's standard Full Repairing and Insuring style of lease, incorporating a tenant's break option after year 3 and year 6.
- 4.3 The initial annual rental shall be £6,000, and the rent shall be reviewed 3 yearly. The tenant shall be granted a 1 month rent free period at the start of the lease to allow for service and utility installation works.
- 4.4 The premises shall be used for a civil engineering business, and for the hire of motorhomes, subject to receipt of all necessary planning, statutory and licensing consents that may be required in connection with the proposed uses.
- 4.5 The tenant shall meet the Council's reasonable legal and professional expenses incurred in concluding the lease.
- 4.6 Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance and the Head of Property Services to protect the Council's interest.

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## **Implications of the Report**

1. **Financial** – Annual rental of £6,000 to be received.
2. **HR & Organisational Development** – None.

3. **Community Planning –**

**Jobs and the Economy** – Potentially 2 new full time jobs would be created.

4. **Legal** – New lease to be concluded.

5. **Property/Assets** – As per this report.

6. **Information Technology** – none.

7. **Equality & Human Rights -**

- (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because no groups or individuals have any involvement currently at the property. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. **Health & Safety** – none.

9. **Procurement** – none.

10. **Risk** – none.

11. **Privacy Impact** – none.

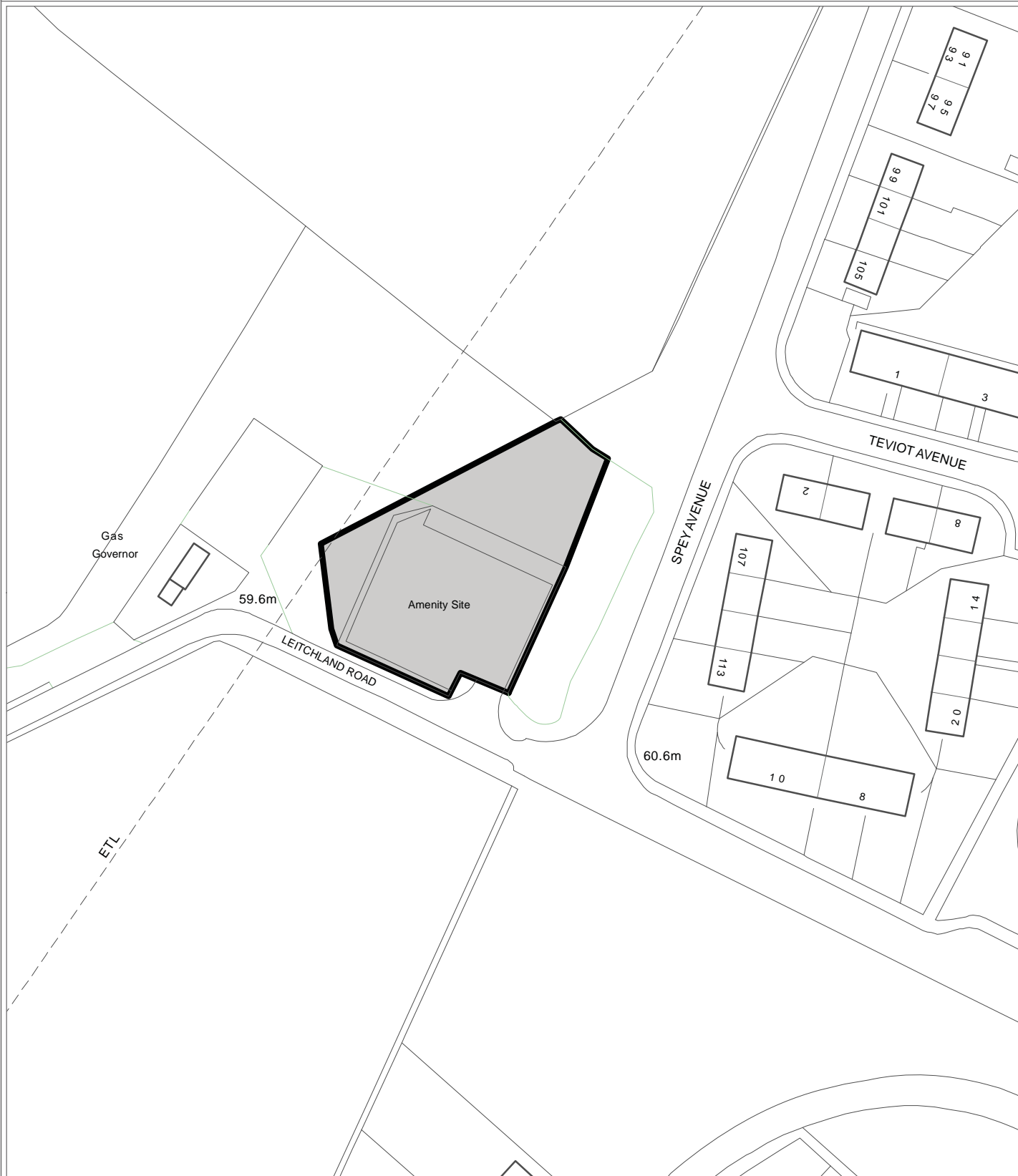
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### Notes:

**Site extends to 1,606 sqm or thereby.**

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