
To: Infrastructure, Land & Environment Policy Board

On: 28 August 2019

Report by: Director of Finance & Resources

Heading: 34A Foxbar Road, Paisley

1. **Summary**

- 1.1 This report advises the Board on the provisional terms and conditions agreed for a new lease of the property at 34A Foxbar Road, Paisley.

2. **Recommendations**

It is recommended that the Board:-

- 2.1 Grant authority to the Head of Property and the Head of Corporate Governance to conclude a new lease of the shop property at 34A Foxbar Road, Paisley on the main terms and conditions contained in this report.
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3. **Background**

- 3.1 Mrs Susan Ku has been tenant of the shop property at 34A Foxbar Road, Paisley since 2007. She trades as a Chinese Takeaway, and the current annual rental, which was most recently reviewed in May 2019, is £10,200. The current short- term lease is due to expire in April 2020, and Mrs Ku has requested a new longer- term lease to provide her with more security of tenure, rather than the short- term tenancy in place.
- 3.2 Discussions have taken place with Mrs Ku, and the following main terms and conditions of lease have been provisionally agreed;

4. **Proposed terms and conditions of lease;**

- 4.1.1 The existing lease shall be renounced at a mutually agreed date to correspond with the date of entry in the new lease.
 - 4.1.2 The lease shall be for a period of 10 years and shall be on the Council's standard Full Repairing and Insuring style of lease.
 - 4.1.3 The initial annual rent shall be £10,200 and shall be reviewed every 5 years.
 - 4.1.4 The premises shall continue to be used as a Chinese takeaway.
 - 4.1.5 The tenant shall be responsible for meeting the Council's reasonable legal and professional expenses incurred in concluding the new lease.
 - 4.1.6 Any other reasonable terms and conditions considered necessary to protect the Council's interest.
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Implications of the Report

- 1. **Financial** – Annual rent of £10,200 to be received.
- 2. **HR & Organisational Development** – None.
- 3. **Community Planning**

Our Renfrewshire is thriving – New lease will provide tenant with more security.
- 4. **Legal** – New lease of property required.
- 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** – Not applicable.
 10. **Risk** – None.
 11. **Privacy Impact** – Not applicable.
 12. **Cosla Policy Position** – Not applicable.
 13. **Climate Risk** - None. Any Climate Risk implications will be addressed in subsequent Reports.
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List of Background Papers

- (a) Background Paper 1 – None.
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Property at 34A Foxbar Road, Paisley

Report / Lease Plan Ref. E2915


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Date: 05/06/2019



Notes:

Legend

 Area to be leased extends to 94sqm or thereby