

To: Infrastructure, Land & Environment Policy Board

On: 29th August 2018

Report by: Director of Finance & Resources

Heading: Lease of 59 Amochrie Road, Paisley

1. Summary

- 1.1 This report advises the Board on the provisional terms and conditions agreed for a new lease of the portacabin premises at 59 Amochrie Road, Paisley.
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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 premises at 59 Amochrie Road, Paisley, on the main terms and conditions contained in this report.
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3. Background

- 3.1 Mrs Shirley Graham has been the tenant of the property at 59 Amochrie Road, Paisley since 5th March 2018 on a month to month lease agreement. The property operates as a Community Resource Centre/Café, at an annual rental of £1.00 (if asked). This nominal rental reflects the poor general condition of this 30 year' old portacabin facility.

The Council tenant is however keen to invest in the property but considers that there will be more opportunity to secure grant funding to do so if she had more security of tenure. A new longer-term lease has therefore been requested.

- 3.2 Discussions have taken place with Mrs Graham, and the following main terms and conditions have been provisionally agreed.

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

- 4.1 The existing lease shall be renounced at a mutually agreed date between both parties. This date shall also be the date of entry in the new lease.
- 4.2 The new lease shall be for a period of 5 years and shall be on the Council's standard Full Repairing and Insuring style of lease.
- 4.3 The initial annual rental shall be £1.00 (if asked), to be reviewed after 5 years.
- 4.4 The use of the property shall continue as a Community Resource Centre/Cafe.
- 4.5 The subjects are available for let in their current condition, and if the economic life of the subjects expires prior to the lease end date, the Council shall not be obliged to reinstate the property nor provide a replacement facility, nor be liable for any loss suffered by the tenants
- 4.6 The tenant shall meet the Council's reasonable legal expenses incurred in concluding the lease renunciation and new lease.
- 4.7 Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance and the Head of Property to protect the Council's interest.

Implications of the Report

1. **Financial** – None.
2. **HR & Organisational Development** – None.
3. **Community Planning**
- Our Renfrewshire is thriving – New lease will maintain existing local service.
4. **Legal** – Lease renunciation and 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** – Not applicable.

10. **Risk** – None.

11. **Privacy Impact** – Not applicable.

12. **Cosla Policy Position** – Not applicable.

List of Background Papers

- (a) Background Paper 1 – None.

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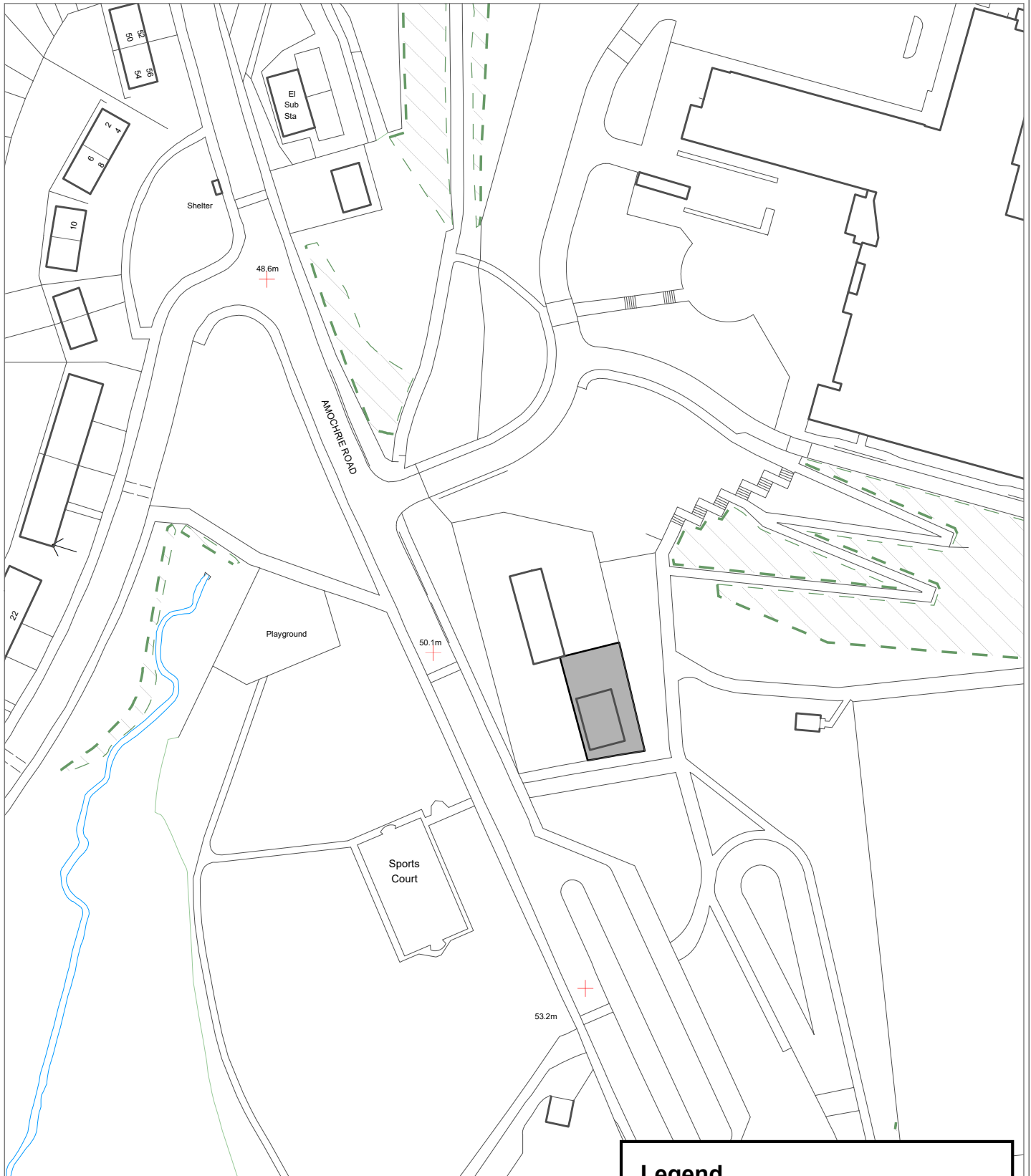
Property at Amochrie Road, Paisley Report / Lease Plan Ref. E2733



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User: howardhaughj2

Date: 20/06/2018



Notes:

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Legend



Area to be leased extends to 345sqm or thereby