
To: Infrastructure, Land and Environment Policy Board

On: 29th August 2018

Report by: Director of Finance & Resources

Heading: Lease of Premises at Glasgow Airport for Environment & Infrastructure Public Health Suite

1. Summary

- 1.1 Under the Public Health (Aircraft) (Scotland) Regulations 1971, Renfrewshire Council in its capacity as Port Health Authority is required to maintain a presence at Glasgow Airport to fulfil obligations in provision of facilities for passengers unwell on aircraft arriving at or returning to Glasgow Airport.
- 1.2 This report advises Members of the associated property implications and of the most appropriate property solution to house the service.
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2. Recommendations

The Board is asked to: -

- 2.1 Authorise the Head of Property Services and the Head of Corporate Governance to enter into a lease extension / new lease of the premises at Room 0G341 (extending to 18.16 square metres or thereby) at the International Pier, Glasgow Airport, based on the provisional terms and conditions outlined in this report, and subject to such other conditions as may be considered necessary by the Head of Corporate Governance and the Head of Property Service to protect the interests of the Council.
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3. **Background**

- 3.1 The Director of Environment and Infrastructure Services has maintained a presence at Glasgow Airport in various premises for many years, with the leasing provisions, formerly informal, being formalised with the conclusion of the current lease. It should be noted that the responsibility for public health at Glasgow Airport moved Services in July 2018 from Environment & Infrastructure Services to Communities, Housing and Planning Services.
- 3.2 The service is running well under the current format and therefore the Director of Communities, Housing and Planning Services has confirmed that the current arrangement should be continued.
- 3.3. Although the airport room is used infrequently, under the International Health Regulations (2005) there should still be a provision of adequate space to conduct private interviews with ill travellers. As the competent authority for the implementation and application of health measures under this legislation, this is the responsibility of Renfrewshire Council.
- 3.4 Discussions have taken place with the Consultant in Public Health Medicine (CPHM) and Glasgow Airport and it has been confirmed that this remains a requirement.
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4. **Provisional Terms and Conditions: -**

The Terms and Conditions provisionally agreed with the Landlord are as follows: -

- 4.1 Renfrewshire Council will extend / take a new lease over the premises with effect from 1/11/2018 (following the expiry of the existing lease term), on full repairing and insuring terms, for a period of 9 years from the date of commencement of the lease term.
- 4.2 The rent under the new leasing agreement will be continued as passing at £4,994 per annum, payable quarterly in advance.
- 4.3 The rent will be subject to review at the third and sixth anniversaries of the lease commencement date.
- 4.4 All other lease terms and conditions will remain as per the current lease.
- 4.5 Each party will bear their own professional and legal expenses in the conclusion of this lease.

- 4.6 The transaction for the new lease term shall include such other terms and conditions as may be deemed necessary by the Head of Property Services and the Head of Corporate Governance to protect the interests of Renfrewshire Council.
- 4.7 The Board should note that the lease will continue on Tacit Relocation (annually renewable under the existing terms and passing rent) in the absence of notice to quit from either the Landlord or the Council as Tenant, whilst awaiting implementation of the new lease terms.
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Implications of the Report

1. **Financial** – Revenue – Rent will be £4,994 per annum, with additional payments due for service charges, insurance, etc. Capital – Little or no capital costs are anticipated.
2. **HR & Organisational Development** – None.
3. **Community Planning** –

Our Renfrewshire is thriving – increasing passenger numbers

Our Renfrewshire is well – continued preservation of public health

Our Renfrewshire is fair - facilitation of a practical solutions to Tenant needs.

Our Renfrewshire is safe – part of public health risk prevention strategy
4. **Legal** – The Head of Corporate Governance will enter Renfrewshire Council into a new / extended and revised lease agreement.
5. **Property/Assets** – As per the report.
6. **Information Technology** – continuation of services already in place.
7. **Equality & Human Rights** – The activity support equality of access to services.

(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 as services in their current format will continue.

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.
- 12. **Cosla Policy Position** – None.

List of Background Papers

- (a) Background Paper 1 – Report to the General Management and Finance Policy Board on 20th January 2010 entitled – “Lease of Premises at Glasgow Airport for Environment and Communities Public Health Suite”.

The foregoing background papers will be retained within Property Services for inspection by the public for the prescribed period of four years from the date of the meeting. The contact officer within the service is Joe Lynch, Head of Property Services, tel. 0141 618 6159, email: - joe.lynch@renfrewshire.gov.uk.

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