
To: Infrastructure, Land & Environment Policy Board

On: 9 November 2022

Report by: Chief Executive

Heading: 9 Year Lease of 11 Stoddard Square, Elderslie

1. Summary

- 1.1 This report advises the Board on the provisional terms and conditions agreed for the lease of the property at 11 Stoddard Square, Elderslie as shown on Report Plan E3288.

2. Recommendations

It is recommended that the Board:

- 2.1 Agree to the terms and conditions that have been provisionally agreed with the Council and the proposed tenants (Mr Mark Smyth and Mr Patrick Small) and authorise the Head of Corporate Governance to conclude the lease on the basis of the terms and conditions detailed in this report.

3. Background

- 3.1 The property at 11 Stoddard Square is currently leased Mr Gavin Colquhoun and is used as a butcher shop.
- 3.2 The tenant has been in occupation of the premises since the existing lease commenced on the 13th of August 2014. The current passing rent is £4,775 per annum.
- 3.3 The tenant requested an assignation of the lease to Mr Smyth and Mr Small to whom he is selling the business.

3.4 The rent has been reviewed as part of the assignment process and shall be increased to £6,000 per annum which is the current market rent for the property.

4. **Proposed Terms and Conditions of Lease**

- The lease shall be for a period of 9 years and shall be on the basis of the Council's full repairing and insuring lease.
- The rent shall be £6,000 per annum and shall be reviewed every 3 years from the date of entry. A payment of £1837.50 shall be payable on the date of entry.
- The property shall be used as a butcher shop and for no other purpose whatsoever.
- This lease shall be subject to the Council receiving satisfactory references for the tenants.
- Assignment and sub-letting is prohibited.
- The tenant shall meet the Council's reasonable legal expenses incurred in concluded this lease.
- Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance.

Implications of the Report

1. **Financial** – Rent of £6,000 per annum to the HRA account.

2. **HR & Organisational Development** – None.

3. **Community Planning** – None.

4. **Legal** – Conclusion of Lease.

5. **Property/Assets** – As per 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. 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** – Not Applicable.

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CHIEF EXECUTIVE'S SERVICE ASSET & ESTATES SECTION



Renfrewshire
Council

TITLE	REPORT PLAN 11 STODDARD SQUARE, ELDESLIE	DRAWING No.	E3288	SCALE	1:1250
		DRAWN BY	JW	DATE	OCT 2022

