
To: Infrastructure, Land & Environment Policy Board

On: 24 March 2021

Report by: Director of Finance & Resources

Heading: Amendment to the Lease with RSPB at Aird Meadow Lochwinnoch

1. Summary

- 1.1 This report advises the Board on the provisional terms and conditions agreed to amend the existing lease between the Council and the RSPB, at Aird Meadow Lochwinnoch.

2. Recommendations

It is recommended that the Board -

- 2.1 Grant authority to the Head of Property in consultation with the Head of Corporate Governance to conclude an amendment to the existing lease on the terms and conditions detailed within this report.
-

3. Background

- 3.1 The Council currently lease to the RSPB Aird Meadow, Lochwinnoch in terms of a 99year lease from 1 December 1973 to 30 November 2072, which contains a mutual break option, which could be exercised by either party on providing 2 years prior written notice. The area of land is used by the RSPB as a nature reserve.
- 3.2 Contained within the leased area, but not clearly defined is the former Peel Tower, which is a ruin but historic building. As indicated on the attached plan. The RSPB have secured grant funding from Historic Environment Scotland and National Lottery Heritage Fund for the sum of £120,000, to reveal Peel Tower.

This will involve consolidating the ruins, installing signage, investigating the archaeological rubble and remove invasive and non-invasive plant species.

- 3.3 For the RSPB to secure this grant funding the current mutual break option requires to be removed from the lease, such that the RSPB will have a lease running for the remaining 51 years.
- 3.4 All other terms of lease will remain the same. The use will be as a nature reserve, rent £1, if asked and the RSPB will require the Council's consent as landlord for any proposed changes to the lease, in terms of construction of bird hides etc.
- 3.5 This will provide the RSPB with the security of tenure to enable it to secure the grant funding allocated and for it to pursue other grant funding options.
- 3.6 In addition RSPB have confirmed they will meet the Council's reasonable professional & legal expenses in undertaking the amendment to the lease.
- 3.7 I would recommend that Board approve the amendment which will assist the RSPB in its endeavours to develop Aird Meadow for the benefit of the Community and to consolidate this important historic ruin.

Implications of the Report

1. **Financial** – Benefit for the RSPB in that it will be able secure the £120,000 allocated grant funding and be able to pursue additional grant from other sources in the future.
2. **HR & Organisational Development** – None.
3. **Community Planning**

Our Renfrewshire is thriving – Improve the offering at Aird Meadow by the RSPB for the benefit of the Community who will be able to visit this ruin and learn of its past use.

4. **Legal** – Amendment to an existing lease.
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.

List of Background Papers

- (a) Background Paper 1 – None.

Author: Frank Hughes – 07796 192083 frank.hughes@renfrewshire.gov.uk



Renfrewshire
Council

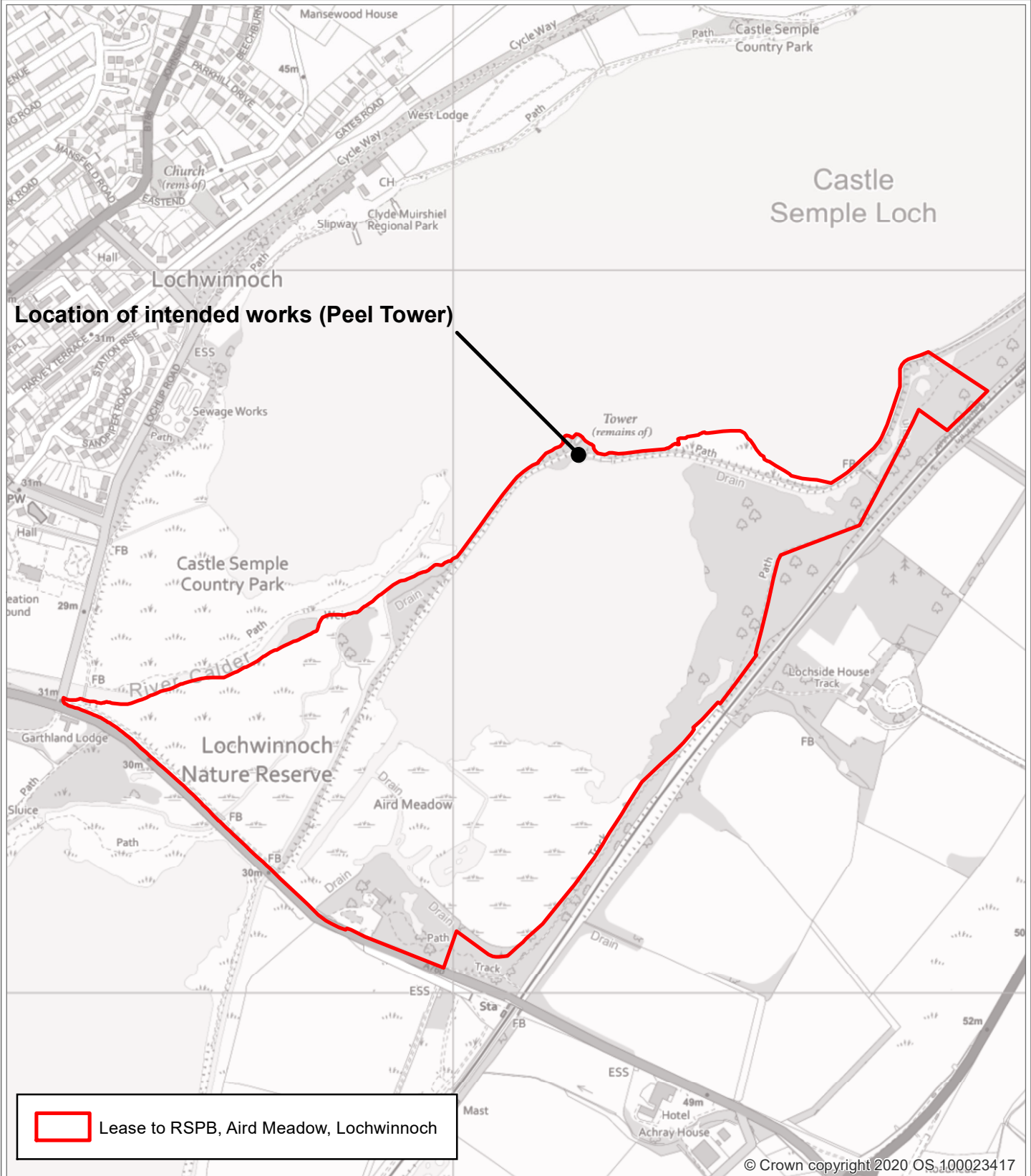
Peel Tower Intended Works, Aird Meadow, Lochwinnoch Report Plan Ref: E3134



1:7,500

User: hocraigj1

Date: 08/03/2021



Notes:
Please enter notes here

Ordnance Survey Mapping - © Crown Copyright and database right 2021. All rights reserved. Ordnance Survey Licence number 100023417. Aerial Photography 2009 - Cities Revealed © copyright by The GeoInformation ® Group, 2009 and Crown Copyright © All rights reserved. Aerial Photography 2004/6 - © 2004 Getmapping plc © 2006 Getmapping plc Aerial Photography 2001 - Cities Revealed © copyright by The GeoInformation ® Group, 2009 and Crown Copyright © All rights reserved. Historic Map Data - © Crown Copyright and Landmark Information Group Limited 2012. All rights reserved.