

To: Infrastructure, Land and Environment Policy Board

On: 25 January 2023

Report by: Chief Executive

Heading: 2 Year Lease Renewal – Migrant Helpline Limited, 9 Christie Street, Paisley

1. Summary

1.1 The purpose of this report is to seek authority to renew the lease of hostel accommodation comprising eight flats located at 9 Christie Street, Paisley to the existing tenant, Migrant Helpline Limited.

2. Recommendations

It is recommended that the Board:

2.1 Authorise the Head of Corporate Governance to renew the lease of 9 Christie Street, Paisley to the existing tenant for a 2-year period from 1st April 2023 and on the provisional terms and conditions outlined in this report.

2.2 Note that the Head of Corporate Governance and the Head of Economy and Development will incorporate any other terms and conditions as may be considered necessary to protect the interests of the Council.

3. Background

3.1 The property at 3 to 9 Christie Street Paisley was originally constructed and used as student accommodation by The University of the West of Scotland.

- 3.2 The Court of the University of the West of Scotland granted a lease of 9 Christie Street, together with four car parking spaces, cycle park, bin stores, drying area and amenity ground, to Migrant Helpline Limited for the initial period of 8th January 2014 to 31st March 2015.
- 3.3 Migrant Helpline Limited exercised the option to extend the Lease (as contained in the original Lease) for 2 years to 31st March 2017.
- 3.4 The Lease was extended again on several occasions with an expiry date of 31st March 2020.
- 3.5 The Council acquired the property at 3 to 9 Christie Street from the University of the West of Scotland in July 2019, subject to the Lease to Migrant Helpline Limited. The entire property is held on the HRA.
- 3.6 The Lease has continued on an annual basis since 1st April 2020. Migrant Helpline Limited now wish to secure a two-year extension to the lease. The current passing rent is £36,000 per annum.
- 3.7 Migrant Helpline Limited provide the following services:
- Asylum Support – help with applying for accommodation and financial support
 - Victims of Slavery and Human Trafficking Support – specialist support and accommodation to victims of human trafficking and modern slavery
 - Refugee resettlement – Syrian refugees
 - EU Settlement Scheme – advising and supporting vulnerable people through the settled or pre-settled application process.

4. **Provisional Terms and Conditions**

- Term – 2 years.
- Commencement Date – 1st April 2023 coinciding with the expiry of the existing lease.
- Rent - £45,000 per annum from the Commencement Date exclusive of VAT, service charge, insurance, business rates and other outgoings payable as per the existing Lease.
- Rent Review – none.
- Break Option – none.
- Notice Period – 4 months' notice required, by either party, to terminate the lease at the end of the term.
- Each party is responsible for their own legal costs incurred in this transaction.
- The tenant is responsible for any LBTT, VAT and registration dues payable.
- The above terms are subject to the Council's formal board approval and conclusion of formal missives.

- The lease transaction shall include such other terms and conditions as may be considered necessary by the Head of Economy and Development and the Head of Corporate Governance to protect the interests of the Council.

Implications of the Report

1. **Financial** – Annual rental of £45,000 payable to the Council’s Housing Revenue Account.
2. **HR & Organisational Development** – None.
3. **Community Planning** – None.
4. **Legal** – Lease extension to be concluded.
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** – N.A.

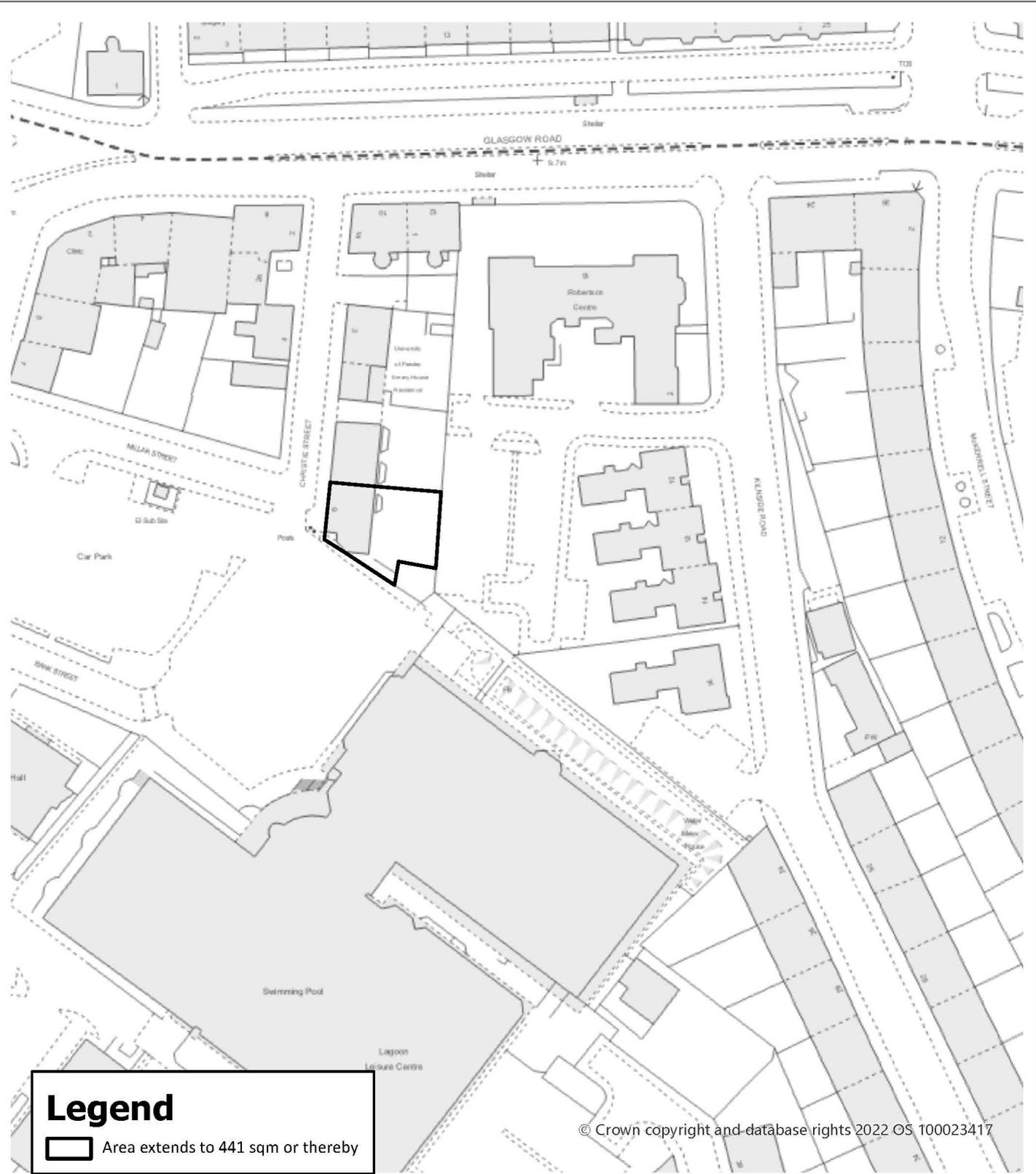
List of Background Papers

- (a) None.

Author: Aileen Johnston, Principal Estates Surveyor



9 Christie Street, Paisley Report Plan Ref. E3295



Notes: