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**To:** Infrastructure, Land & Environment Policy Board

**On:** 18 March 2020

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**Report by:** Director of Finance & Resources

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**Heading:** 168 Braehead Road, Paisley

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## 1. Summary

- 1.1 This report advises the Board on the provisional terms and conditions agreed for a new lease of the property at 168 Braehead Road, Paisley.

## 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 shop property at 168 Braehead Road, Paisley on the terms and conditions contained in this report.

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## 3. Background

- 3.1 Mr Mohammed Ramzan, has been a tenant of the shop property at 168 Braehead Road, Paisley since 2 February 2020. He was granted an initial 10 months lease following reaching an agreement with the Council's former tenant to take over the tenancy. He trades as a Licensed grocer and newsagent. The current annual rental, which was agreed in February 2020, is £13,800. Mr Ramzan intends to undertake a significant investment to the property therefore he has requested a new longer-term lease to provide him with more security of tenure, rather than the short-term tenancy in place.
- 3.2 Discussions have taken place with Mr Ramzan, and the following main terms and conditions of lease have been provisionally agreed;

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

- 4.1. The existing lease shall be renounced at a mutually agreed date to correspond with the date of entry in the new lease.
  - 4.2 The lease shall be for a period of 10 years and shall be on the Council's standard Full Repairing and Insuring style of lease.
  - 4.3 The initial annual rent shall be £13,800 and shall be reviewed on the 5<sup>th</sup> anniversary.
  - 4.4 The premises shall continue to be used as a Licensed grocer and newsagent.
  - 4.5 The tenant shall be responsible for meeting the Council's reasonable legal and professional expenses incurred in concluding the new lease.
  - 4.6 Any other reasonable terms and conditions considered necessary to protect the Council's interest.
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**Implications of the Report**

- 1. **Financial** – Annual rent of £13,800 to be received.
- 2. **HR & Organisational Development** – None.
- 3. **Community Planning**

**Our Renfrewshire is thriving** – New lease will provide tenant with more security.

- 4. **Legal** – New lease of property required.
- 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.
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#### **List of Background Papers**

- (a) Background Paper 1 – None.
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# 168 Braehead Road, Paisley

## Report / Lease Plan Ref. E3002






User: howardhaughj2

Date: 03/02/2020



Notes:

### Legend

-  Shop area to be leased extends to 262sqm or thereby
-  2/8 share to be granted
-  Right of access to be granted