

To: Infrastructure, Land & Environment Policy Board

On: 31 August 2022

Report by: Chief Executive

Heading: Lease extension with alterations, former Bridge of Weir Library, 63 Main Street, Bridge of Weir.

1. Summary

- 1.1 The report seeks board approval for a 10 year lease extension with alterations at the former Bridge of Weir Library, 63 Main Street, Bridge of Weir to The Bridge (Bridge of Weir) SCIO (SC042720) subject to the provisional alterations outlined in this report.
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2. Recommendations

- 2.1 It is recommended that the Board authorise the Head of Corporate Governance to conclude a lease extension and alterations for the former Bridge of Weir Library, 63 Main Street, Bridge of Weir to the current tenant, The Bridge (Bridge of Weir) on the provisional terms set out in this report.
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3. Background

- 3.1 The Bridge of Weir Library was declared surplus by the Council on 4 November 2010. Initially a short term lease was agreed with The Bridge pending a sustainable business case and framework to evaluate the community benefits of the proposals. A 10 year lease was subsequently approved by the Planning and Policy Board on 12 March 2012 and commenced on the 16 August 2013. That lease is due to expire in August 2023.

- 3.2 The Bridge have improved the property during their tenure through the provision of new kitchen and DDA compliant toilet facilities and an office extension. The Post Office continues to operate from the space. The shop, display area, meeting space/group accommodation, café and cinema activities continued through most of the period being somewhat curtailed by the pandemic.
- 3.3 The Bridge have requested an extension of their lease to allow the continuation of the provision of services to the community.
- 3.4 The Bridge continue to demonstrate the organisation has the necessary capacity and skills to manage and maintain the facility and deliver clear benefits for the local community and accordingly the Board is asked to approve the provisional main terms and alterations of an extended lease.

4 Provisional Main Terms and Alterations for the Lease extension

- 4.1 The lease shall be extended for a period of 10 years from 17 August 2023 to 16 August 2033.
- 4.2 There will be a tenant only break option upon given not less than twelve months notice in writing.
- 4.3 The obligation to repair the roof will remain but there will be no obligation to replace the roof.
- 4.4 The period allowed for use by third parties per week to be increased from sixteen hours to twenty five hours.
- 4.5 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** - None.
2. **HR & Organisational Development** – None
3. **Community/Council Planning** – Continuation of well used community service.
4. **Legal** – Legal input to lease extension and amendments.
5. **Property/Assets** – As per this report
6. **Information Technology** – None.
7. **Equality & Human Rights** - 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 there is no change of tenant proposed. 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

None.

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