
To: Infrastructure, Land & Environment Policy Board

On: 23 January 2019

Report by: Director of Finance & Resources

Heading: Former Foxbar Civic Amenity Site, Leitchland Road, Paisley

1. Summary

- 1.1 This report seeks consent to lease the former Foxbar Civic Amenity Site at Leitchland Road, Paisley.
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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 lease of the former Foxbar Civic Amenity Site at Leitchland Road, Paisley, on the basis of the main terms and conditions contained in this report.
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3. Background

- 3.1 As part of the Council's redesign of its Civic Amenity operations and the opening of the improved Civic Amenity Hub at Underwood Road, the Leitchland Road Amenity Site became surplus to requirements and closed in 2014. Thereafter the site was cleared, and marketed as available for lease

- 3.2 Board has previously granted approval to lease this site on 3 separate occasions, however no lease has ever been finalised, and the site has remained on the market.
- 3.3 An application to lease has now been received from a company called M & S Civil Engineering Ltd. who primarily provide services to large construction companies that require civil engineering and groundworks sub-contractors. The applicants anticipate that 8 full time staff would be employed on site, 5 of them new positions, if this lease gets approval.
- 3.4. Discussions have taken place with the applicants, and the following main terms and conditions of lease have been provisionally agreed.
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4. **Proposed terms and conditions of lease**

- 4.1 The date of entry shall be at a mutually agreed date.
- 4.2 The lease shall be for a period of 3 years and shall be in terms of the Council's standard Full Repairing and Insuring style of lease.
- 4.3 The initial annual rental shall be £5,000 payable quarterly in advance. The tenant shall be granted a 1 month rent free period at the start of the lease to allow for service and utility installation works.
- 4.4 The subjects are available for let in their current condition, and it is the responsibility of the tenant to satisfy itself as to their suitability.
- 4.5 The premises shall be used for a civil engineering business, subject to receipt of all necessary planning, statutory and licensing consents that may be required in connection with the proposed use.
- 4.6 The tenant shall meet the Council's reasonable legal and professional expenses incurred in concluding the lease.
- 4.7 Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance and the Head of Property to protect the Council's interest.
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Implications of the Report

1. **Financial** – Annual rental of £5,000 to be received
2. **HR & Organisational Development** – None.
3. **Community Planning**

Jobs and the economy. Potentially 5 new jobs will be created

4. **Legal** – Lease of land 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.

List of Background Papers

Background Paper 1 – Report to Planning & Property Policy Board on
14 March 2017 entitled 'Former Foxbar Civic Amenity Site, Leitchland Road, Paisley'

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