

**To:** Communities, Housing & Planning Policy Board

**On:** 29<sup>th</sup> August 2017

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

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**Heading:** Shop at 1 Caledonia Street, Paisley

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1. **Summary**

- 1.1 This report seeks consent to declare the shop property at 1 Caledonia Street, Paisley surplus to the Council's requirements to enable its disposal.
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2. **Recommendations**

- 2.1 Declare the shop property at 1 Caledonia Street, Paisley surplus to the Council's requirements to enable its disposal, either on the open market or to a future sitting tenant.
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3. **Background**

- 3.1 The Council owned shop property at 1 Caledonia Street, Paisley traded as a gents barbers for over 30 years until the former tenants ended the lease on 27<sup>th</sup> June 2017. The shop is now vacant and a new tenant is being sought.
- 3.2 The shop is located on the ground floor of a four storey tenement comprising this shop and 7 flats. This shop is the only Council

ownership in the building, which is factored by Ross & Liddell. There are no other Council owned commercial premises in the vicinity.

- 3.3 While a new tenant is being sought, it is considered that the shop would be more marketable if the option to purchase was also available.
- 3.4 The Head of Planning & Housing has confirmed that as Development & Housing has no other interest in the building, it would not be opposed to this shop being sold, should the Board declare it as surplus.
- 3.5 The value of this property is such that any future disposal will be concluded using the delegated powers of the Head of Property, subject to appropriate terms and conditions of sale being agreed with the Head of Property and the Head of Corporate Governance.
- 3.6 In accordance with changes to Scottish Ministers Consent from March 2016, when disposing of HRA assets, any future disposal of this shop will be under the General Consent available and will be self certified by the Council.

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## **Implications of the Report**

- 1. **Financial – Future capital receipt to be obtained if shop is sold.**
- 2. **HR & Organisational Development – None.**
- 3. **Community Planning – None.**
- 4. **Legal – Disposal of property required.**
- 5. **Property/Assets – Sale would extinguish all Council interest in this tenement.**
- 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.

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#### **List of Background Papers**

- (a) Background Paper 1 – None.

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Renfrewshire  
Council

# 1 Caledonia Street, Paisley

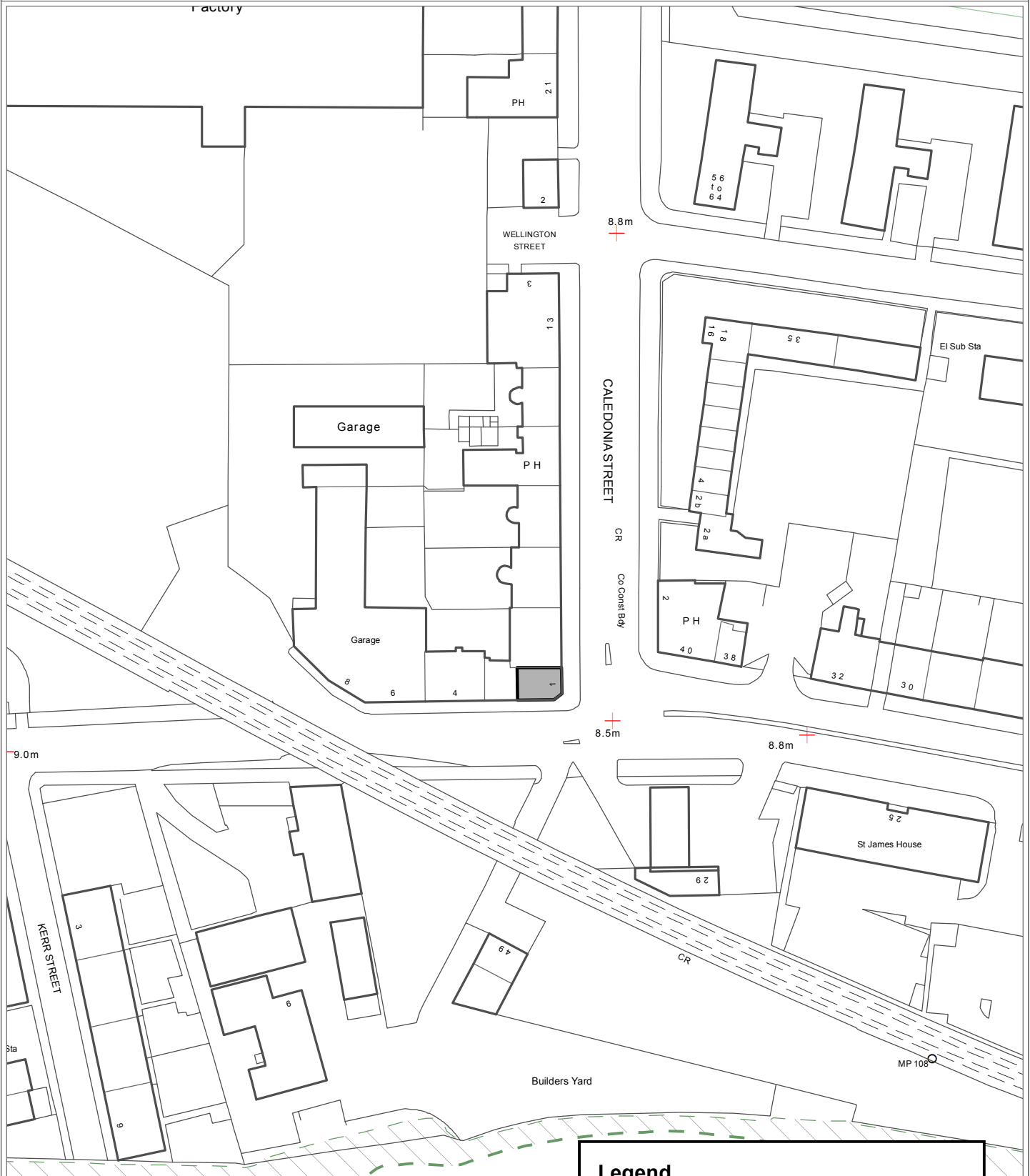
## Report / Lease Plan Ref. E2635




1:1,250

User: howardhaughj2

Date: 05/07/2017



### Legend

 Area to be leased extends to 75sqm or thereby

Notes: