

To: Infrastructure Land & Environment Policy Board

On: 29th May 2019

Report by: Director of Finance & Resources

Heading: Community Asset Transfer Request – Former Public Toilets, 19
Inchinnan Road, Renfrew PA4 8LS

1. **Summary**

- 1.1 To seek Board approval on the request received from Kustom Kruizers for an Asset Transfer for the former public toilets located at 19 Inchinnan Road, Renfrew PA4 8LS by way of a long-term lease (30 years) in accordance with the Community Empowerment (Scotland) Act 2015.
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2. **Recommendations**

- 2.1 It is recommended that the Board: -
- 2.2 Approve the Community Asset Transfer Request.
- 2.3 Authorise the Head of Corporate Services and the Head of Property to conclude a long-term lease of 30 years on the terms detailed within this report with Kustom Kruizers and on such other terms as to protect the Council's interest.
- 2.4 Note that the officer Community Asset Transfer Panel, chaired by the Head of Property was convened on the 28th January 2019 and upon reviewing the application and supporting documentation determined to support this proposal.
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Background

- 3.1 The subjects are indicated on the attached plan E2834A, and consist of the former Public Toilets, 19 Inchinnan Road, Renfrew PA4 8LS, and an area of ground within the park which Kustom Kruizers would seek to lease for their proposal. The subjects extend to approximately 225 sqm.
- 3.2 Kustom Kruizers have been established since 21 February 2017. It is a not for profit Community Interest Company No 558228. They are based in Renfrew and aim to engage young people in bike maintenance – stripping, building and restoring bicycles – through community workshops and partnerships with local schools. They will use this to engage with potentially disenfranchised individuals, offering them training and an opportunity to obtain qualifications in bicycle maintenance. Promote practical life skills, allow members of the community to participate in cycling, an activity that promotes health and wellbeing.
- 3.3 The company currently recondition old bikes, recovering them from donations by individuals and from the Council's waste transfer facilities, offering them for sale once reconditioned, undertake bike checks and repairs for members of the community at Knockhill Park and at Robertson Park Renfrew. They propose to lease the former toilet block, which has lain empty for a number of years, and to convert it into a workshop and sales area, whereby it can promote its activities and services for the benefit of the local community
- 3.4 The initial proposal is for the Company to lease, for a period of 30 years, the former toilet block and area of ground as highlighted within the attached plan at an annual rental of £1 (if asked). While stating this the company has in their submission provided that a rent should be charged from 6 months at £1,800 and stepping up to £8,000 per annum after year 5. This will support the company in terms of meeting its initial outlay in fitting out the premises which has been costed at £50,000.
- 3.5 The company has been successful in obtaining grant funding to establish itself, having obtained £47,000 in Feb 2018, from the National Lottery; £9,000 from the Renfrew & Gallowhill Local Area Committee, and have recently been allocated £25,000 towards the £50,000 cost to fit out the premises from the Council's Community Empowerment Fund.
- 3.6 The business case and current estimated costs were reviewed by the Community Asset Transfer Panel, which were satisfied by the proposal and the benefits that can be achieved by the company's proposal.

- 3.7 The company are aware that they will require to obtain any necessary statutory consents for their proposals to fit -out the former toilet block and to install a decking area and realign paths within Robertson Park to accommodate their proposal.;
- 3.8 The funding allocated by the Council is subject to the following
- The Company securing sufficient funding for the proposed development and completion of the same.
 - The Company and Council finalising lease terms for the premises and the land required.
 - The Company obtain all necessary statutory consents
 - The Company providing the Council and Environment & Infrastructure with a safe working delivery plan for the proposal.
- 3.9 In summary what is proposed is the following
- A 30year Full Repairing and insuring lease of the former toilet block and land as indicated on plan E2834A
 - Initial rent of £1, if asked, to be stepped up over 5years to £8,000 per annum
 - Date of entry to be mutually agreed
 - Tenant to obtain all necessary statutory consents for their proposal
 - Each party to meet their own respective professional & legal costs in this transaction, with the tenant responsible for meeting any land buildings transaction taxes and lease registration dues.

Implications of the Report

1. **Financial** – There is a potential short fall in terms of the funding which the company have secured to date for the potential fit-out costs. They are looking to secure this from other grant sources.
2. **HR & Organisational Development** - Nil
3. **Community/Council Planning** –
 - Our Renfrewshire is thriving – new facility to enhance the locality;
 - Our Renfrewshire is well – facility which will promote education and sporting activity, improving health and well-being;
 - Our Renfrewshire is fair - providing learning opportunities to the local community and beyond;
 - Reshaping our place, our economy and our future – reinvigorating a former toilet block to create a new facility for the benefit of the community.

4. **Legal** – A 30year Full repairing and Insuring lease will require to be concluded with a stepped rental agreed.
5. **Property/Assets** – As per the report.
6. **Information Technology** – Not applicable.
7. **Equality & Human Rights**

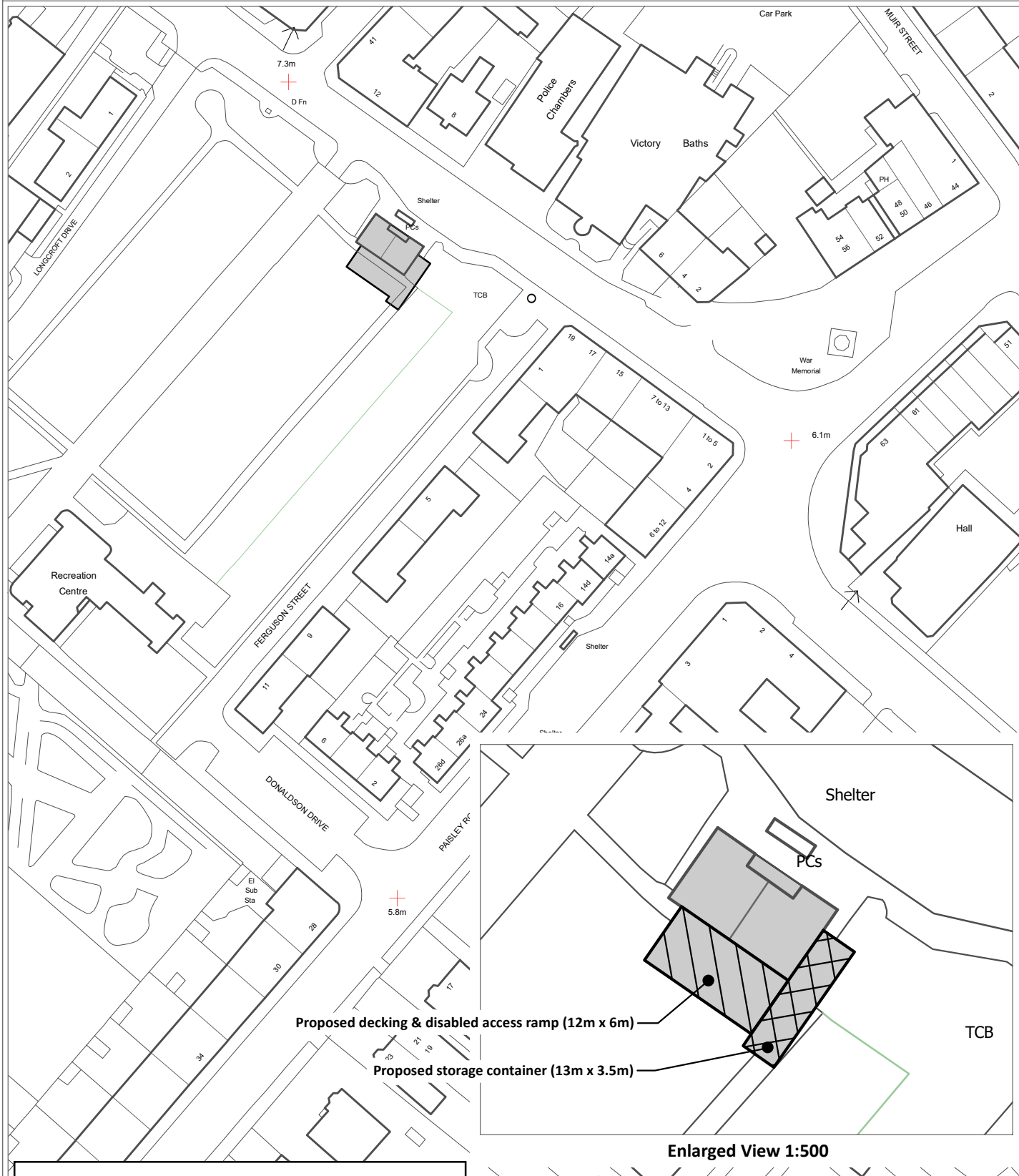
The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because for example it is for noting only. 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** – Not applicable
9. **Procurement** – Not applicable
10. **Risk** – Please refer to section 3.6
11. **Privacy Impact** – not applicable
12. **Cosla Policy Position** – not applicable.


Author: Frank Hughes
Asset Manager
Finance & Resources
0141 618 6175

User: howardhaughj2

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Legend

 Area to be leased to Kustom Kruizers extends to 225sqm or thereby