
To: Infrastructure, Land & Environment Policy Board

On: 28 August 2019

Report by: Director of Finance & Resources

Heading: 27 Byres Road, Elderslie

1. **Summary**

- 1.1 This report advises the Board on the provisional terms and conditions agreed for a new lease of the property at 27 Byres Road, Elderslie.

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 property at 27 Byres Road, Elderslie on the main terms and conditions contained in this report.
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3. **Background**

- 3.1 Mr Arthur O'Malley has been tenant of the property at 27 Byres Road, Elderslie since December 2010. The building is used as a place of worship by East Gate Church and is also used on occasion by a variety of community and charitable groups. The current rental is £1.00, if asked, and the lease currently runs on a short- term month to month basis. Mr O'Malley intends to undertake significant investment in the property, therefore he has requested a new longer term lease to provide him with more security of tenure.
- 3.2 Discussions have taken place with Mr O'Malley, and the following main terms and conditions of lease have been provisionally agreed;

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

- 4.1.1 The existing lease shall be renounced at a mutually agreed date to correspond with the date of entry in the new lease.
 - 4.1.2 The lease shall be for a period of 20 years and shall be on the Council's standard Full Repairing and Insuring style of lease.
 - 4.1.3 The annual rent shall be £1.00, if asked.
 - 4.1.4 The premises shall continue to be used as a place of worship with ancillary services.
 - 4.1.5 The tenant shall be responsible for meeting the Council's reasonable legal and professional expenses incurred in concluding the new lease.
 - 4.1.6 Any other reasonable terms and conditions considered necessary to protect the Council's interest.
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Implications of the Report

- 1. **Financial** – None.
- 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. Any Climate Risk implications will be addressed in subsequent Reports.
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List of Background Papers

- (a) Background Paper 1 – None.
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Author: Andrew Smith – 0141 618 6180. andrew.smith@renfrewshire.gov.uk



Renfrewshire
Council

Property at 27 Byres Road, Elderslie Report/Lease Plan Ref. E2923



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User: howardhaughj2


Date: 05/07/2019



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Notes:

Legend

 Area to be leased extends to 1642sqm or thereby

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