

To: Planning & Property Policy Board

On: 14th March 2017

Report by: Director of Finance & Resources

Heading: The Robertson Centre, 16 Glasgow Road, Paisley

1. Summary

The purpose of this report is to

- 1.1 Seek approval to extend the lease to the Renfrewshire Valuation Joint Board (RVJB) for the Robertson Centre on Glasgow Road for a further 4 years.
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2. Recommendations

It is recommended that the Board

- 2.1 authorise the Head of Property Services and the Head of Corporate Governance to agree to a lease extension with The Renfrewshire Valuation Joint Board (RVJB) for the subjects known as The Robertson Centre, 16 Glasgow Road, Paisley PA1 3QF.
- 2.2 note that the lease extension is for a period of 4 years until 31 March 2024, but will be subject to a rent review as at 31 March 2020.

3. Background

- 3.1. The Robertson Centre is leased to the RVJB on a 9 year lease from 1 May 2011 which is scheduled to expire on 31st March 2020 at a current rental of £141,000 pa. There is no provision for a rent review in the current lease.

- 3.2. The current annual rent reflects the market rent of £55,000 as set in May 2011, along with the loan costs of £86,000 for the £1.4m refurbishment of the Robertson Centre, which took place at this time.
- 3.3 The Board will be aware that the RVJB consists of Renfrewshire, East Renfrewshire and Inverclyde Council's and is the body responsible for valuing properties for Council Tax purposes and Non Domestic Rates along with maintaining the Electoral Roll. Each Council makes a proportionate contribution to the running costs, with Renfrewshire Council being the lead authority.
- 3.4 In order to support the RVJB's medium term financial planning and operating arrangements, the RVJB has requested that the Council agree to an extension of the lease. This allows the RVJB to plan their service provision within the existing building, provides certainty for a further period in relation to rental charges and also allows the RVJB to an extended period over which to repay existing loan charges. .
- 3.5 The Head of Property Services has confirmed it is in the Council's interest to agree to the lease extension, however, as the original lease is due to expire on 31st March 2020 any lease extension must be subject to a rent review at that time.
- 3.6 The Head of Finance has confirmed it would be acceptable to the Council for the loan repayment period to be extended in line with the revised lease period.

Implications of the Report

1. **Financial** – As per report
 2. **HR & Organisational Development** – Not Applicable.
 3. **Community Planning** – Not Applicable
 4. **Legal** – Conclusion of a lease extension and the inclusion of a rent review clause for 31st March 2020.
 5. **Property/Assets** – As per report.
 6. **Information Technology** – Not Applicable
 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. 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** – Not Applicable.
 11. **Privacy Impact** – Not Applicable.
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Renfrewshire
Council

Robertson Centre, Glasgow Road, Paisley

Report Plan Ref. E2588



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User: howardhaughj2

Date: 10/02/2017



Notes:

Legend

 Robertson Centre

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