
To: Infrastructure, Land & Environment Policy Board

On: 18 March 2020

Report by: Director of Finance & Resources

Heading: 8 Blackford Road, Paisley

1. Summary

- 1.1 This report advises the Board on the provisional terms and conditions agreed for a new lease of the property at 8 Blackford Road, Paisley.

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 shop property at 8 Blackford Road, Paisley on the terms and conditions contained in this report.
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3. Background

- 3.1 Mr Abdul Ghaffar has been a tenant of the shop property at 8 Blackford Road, Paisley since September 2011. He trades as a grocer and newsagent, and pays a current annual rental of £12,000, which is considered the full rental value. The existing lease expires in September 2020, and to ensure that he retains security of tenure, Mr Ghaffar has requested a new lease.
- 3.2 Discussions have taken place with Mr Ghaffar, and the following main terms and conditions of lease have been provisionally agreed;

4. **Proposed terms and conditions of lease;**
 - 4.1. The existing lease shall be renounced at a mutually agreed date to correspond with the date of entry in the new lease.
 - 4.2 The lease shall be for a period of 10 years and shall be on the Council's standard Full Repairing and Insuring style of lease.
 - 4.3 The initial annual rent shall be £12,000 and shall be reviewed on the 5th anniversary.
 - 4.4 The premises shall continue to be used as a grocer and newsagent.
 - 4.5 The tenant shall be responsible for meeting the Council's reasonable legal and professional expenses incurred in concluding the new lease.
 - 4.6 Any other reasonable terms and conditions considered necessary to protect the Council's interest.
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Implications of the Report

1. **Financial** – Annual rent of £12,000 to be received.
2. **HR & Organisational Development** – None.
3. **Community Planning**
Our Renfrewshire is thriving – New lease will provide tenant with continued 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
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List of Background Papers

- (a) Background Paper 1 – None.
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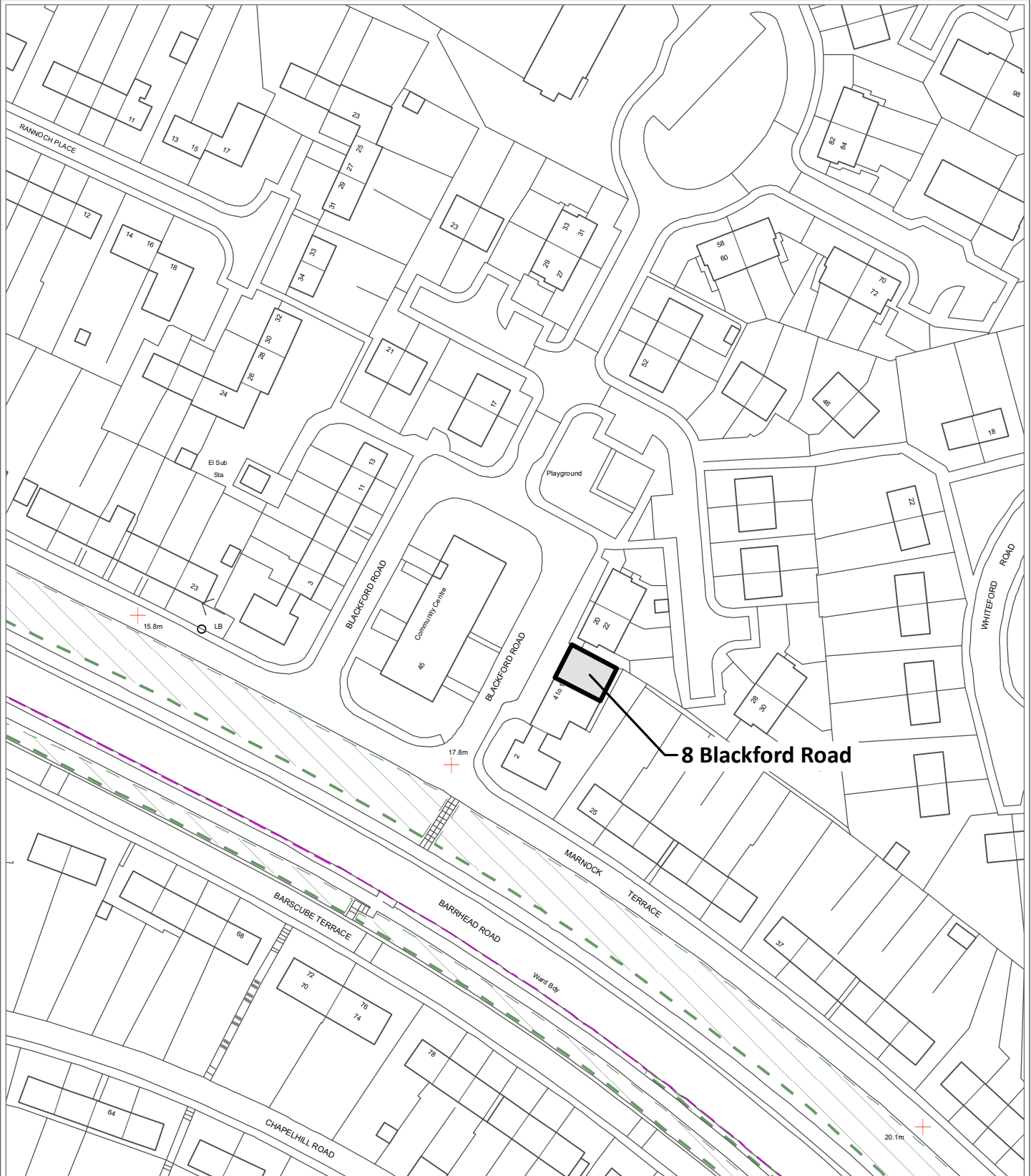
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Report Plan Ref. E3027

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Notes: