

**To: Infrastructure Land & Environment Policy Board**

**On: 29 May 2024**

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**Report by: Chief Executive**

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**Subject 32 Houston Court, Johnstone**

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## **1. Summary**

1.1 The purpose of this report is to seek approval to a new lease of 32 Houston Court, Johnstone to Arthur Ononye trading as Group Enterprises SCIO.

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## **2. Recommendations**

2.1 It is recommended that the Infrastructure Land & Environment Policy Board approve a new lease of 32 Houston Court, Johnstone to Arthur Ononye trading as Group Enterprises SCIO based on the contents of this report.

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## **3. Background**

3.1 The shop at 32 Houston Court, Johnstone has been part of an empty parade which has recently undergone full refurbishment. This unit was marketed as available for lease, and a closing date set 22<sup>nd</sup> March 2024. Offers of rent over £6,000 per annum were sought and one offer was received in accordance with the closing date arrangement.

3.2 The offer received was assessed and the proposal is to conclude a lease with Arthur Ononye on the following main terms and conditions.

- The lease shall be for a period of 5 years on the Council's standard full repairing and insuring lease.
- The initial rent shall be £6,000 per annum.
- Three months rent payable upfront.
- The property shall trade as an office for outreach and workshops.

- The tenant is responsible for obtaining all appropriate planning and statutory consents required in connection with the proposed use.
- The Tenant shall meet the Council's reasonable legal expenses incurred in concluding the lease.
- If the lease is not concluded within 6 months of the date of this Board, the property shall be remarketed for lease.
- Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance.

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## **Implications of the Report**

1. **Financial** - Annual rental of £6,000 to be received.
2. **HR & Organisational Development** - None.
3. **Community Planning** - Secures long term tenancy.
4. **Legal** - New lease required.
5. **Property/Assets** - As per this report.
6. **Information Technology** – None.
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 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** – None.

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Renfrewshire Council

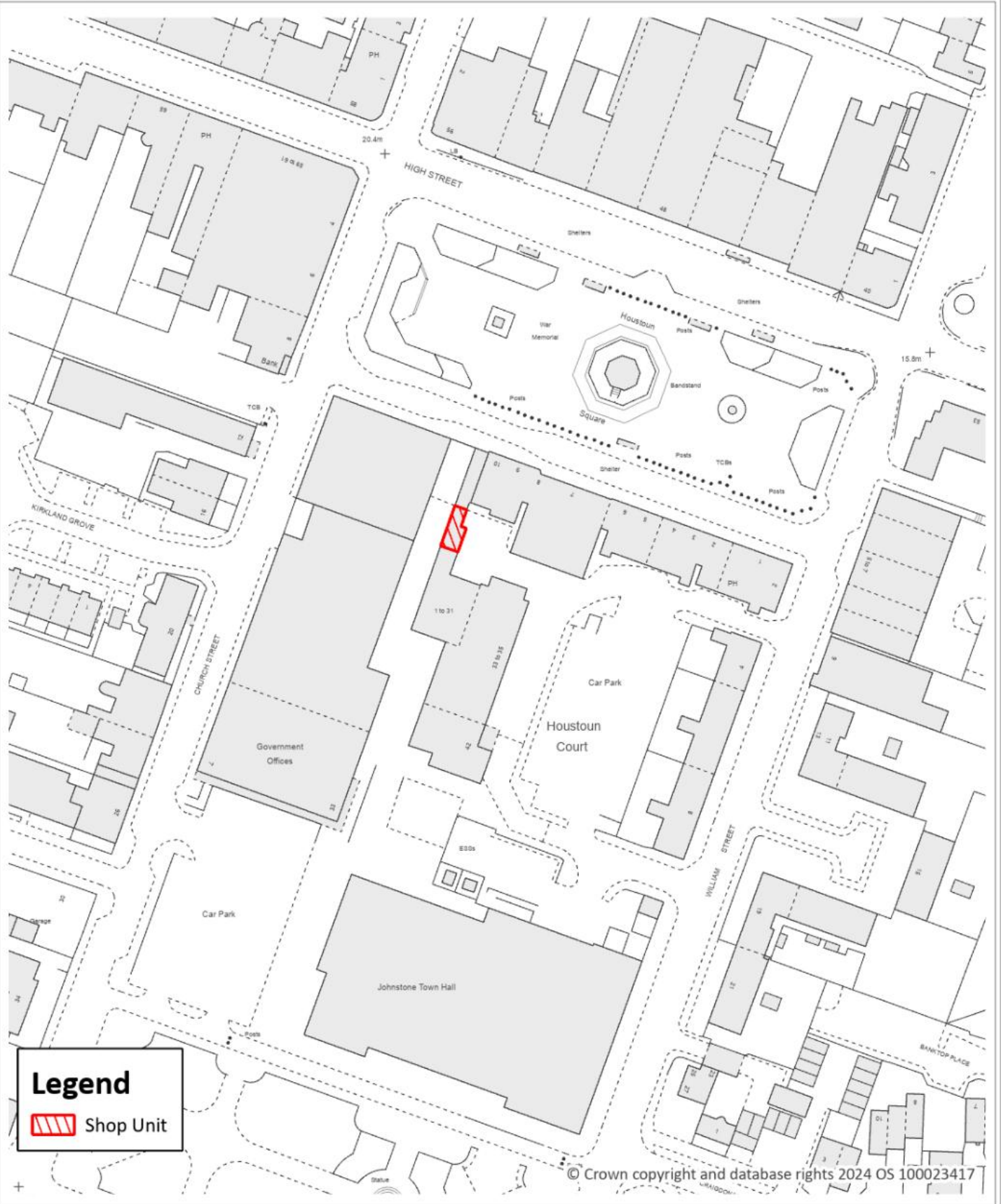
# Property at 32 Houstoun Court, Johnstone Report Plan Ref. E3465



Scale: 1:1,250

User: howardhaughj2

Date: 30/04/2024



**Legend**

 Shop Unit

Notes: