

To: Infrastructure, Land & Environment Policy Board

On: 30 August 2023

Report by: Chief Executive

Heading: Lease Renewals (Renfrewshire Council as Tenant), Tannahill Centre, Blackstoun Road, Ferguslie, Paisley.

1. Summary

- 1.1 Renfrewshire Council is the tenant of The New Tannahill Centre Limited in two premises at the Tannahill Centre. The purpose of this report is to seek approval for a three month extension to these leases on existing terms to facilitate negotiation of terms for a longer lease renewal.
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2. Recommendations

It is recommended that the Board:

- 2.1 Agree to the three month extension of the two leases on existing terms.
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3. Background

- 3.1 Renfrewshire Council has two leases at The Tannahill Centre, Blackstoun Road, Ferguslie, Paisley from landlord The New Tannahill Centre Limited. These are premises for Ferguslie pre-five Nursery and Ferguslie Library.
- 3.2 The lease for both premises commenced on 30 October 2014 running until 29 October 2022. They have continued on tacit relocation (rolled over) since then. The current rent for the library is £22,374 and for the nursery £31,931.
- 3.3 The landlord served a notice to quit on 20 July 2023 which will have the effect of ending the leases on 29 October 2023. Renfrewshire Council must agree new lease terms with the landlord to remain in the premises.

This timescale would not allow time for negotiation in advance presenting agreed terms to the relevant ILE Board.

- 3.4 Both the nursery and the library services have been consulted and wish to remain in the Tannahill Centre, so terms are to be negotiated with the landlord.
- 3.5 Due to the timing of the notice to quit and the termination date, a three month extension to the leases, on existing terms, has been offered by the landlord in order to accommodate Renfrewshire Council board cycles and allow for negotiation of terms.

Implications of the Report

1. **Financial** - None
2. **HR & Organisational Development** - None
3. **Community Planning – Children and Young People** – Continued childcare provision.
4. **Legal** – Alterations to lease will be required.
5. **Property/Assets** – As per 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. 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** - None.
10. **Risk** - None
11. **Privacy Impact** - None
12. **Cosla Policy Position** – Not Applicable.

List of Background Papers

- (a) Not Applicable.

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