

To: Infrastructure Land & Environment Policy Board

On: 8 November 2023

Report by: Chief Executive

Title: The Carrick Centre, Main Street, Houston

1. Summary

- 1.1 The purpose of this report is to seek approval to a lease renewal at The Carrick Centre, Main Street, Houston in favour of Houston Old School Trust.
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2. Recommendations

- 2.1 It is recommended that Board approve a lease renewal at The Carrick Centre, Main Street, Houston
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3. Background

- 3.1 The Carrick Centre is a category B listed building that was formerly Houston Primary School. It has been leased by Houston Old School Trust (HOST) since April 1993 at a rent of £1.00 pa (if asked). The Centre houses a variety of community facilities and is available for hire to other local groups and organisations. The Centre also has a café and displays information about the history of Houston village.
- 3.2 The original 20 year lease has expired and occupation currently continues on a year to year basis. HOST have undertaken significant investment in maintaining this building during the course of their tenancy to date, and wish to continue to do so in future.

They feel however that having a longer term lease will provide both themselves and potential grant funders more security to allow the best opportunity for the continued success of the Centre.

- 3.3 Following discussions with Centre management, it has been provisionally agreed to grant a lease renewal, or Minute of Extension, for a period of 25 years. Lease terms will be largely the same as the current agreement, subject to any amendments considered necessary by the Head of Corporate Governance to update the agreement to reflect a modern style of lease. Each party shall bear their own legal and professional expenses incurred.

Implications of the Report

1. **Financial** – None.
2. **HR & Organisational Development** – None.
3. **Community Planning** – Gives security of tenure to important community facility.
4. **Legal** – Lease renewal 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.

List of Background Papers – None.

Author: andrew.smith@renfrewshire.gov.uk; 07534 154048



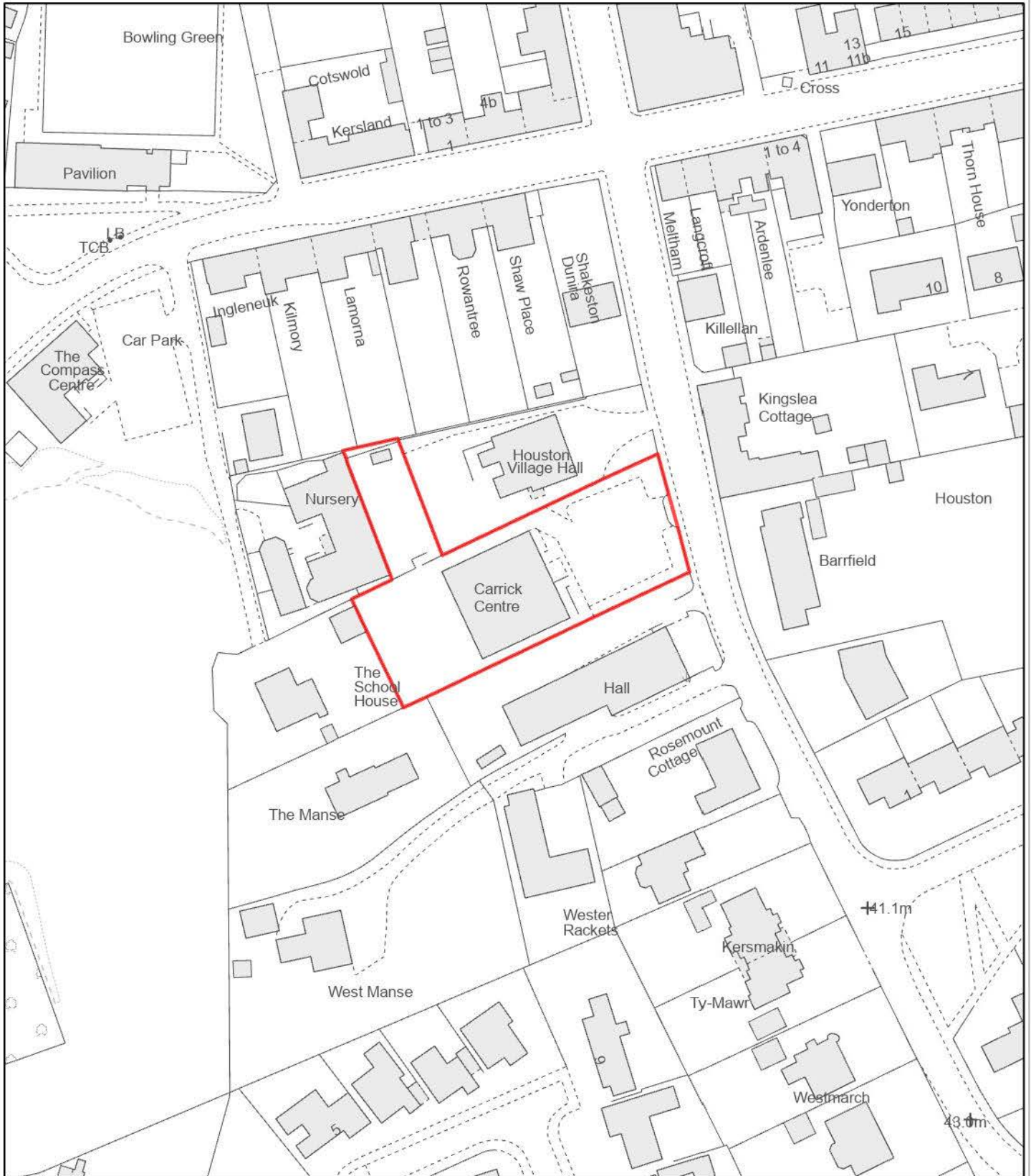
Carrick Centre, Main Street, Houston

Report Plan Ref: E3415



User: hocraig1

Date: 13/10/2023



Notes:

Area shown outlined red extends to 2,498 sqm or thereby.