

To: Infrastructure, Land & Environment Policy Board

On: 20 March 2024

Report by: Chief Executive

Heading: Unit 10, First Floor, Bargarran Centre, Erskine – Lease Renewal

1. Summary

- 1.1 The purpose of this report is to seek authority to extend the tenancy held by Renfrewshire Council of premises at Unit 10, Bargarran Centre, Erskine. This is for the purpose of providing flexible accommodation for booking by community organisations.
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2. Recommendations

- 2.1 The board is asked to:-

Authorise the Head of Corporate Governance to extend the lease of Unit 10, Bargarran Centre, on the provisional terms and conditions outlined in this report and subject to such other terms and conditions that may be considered necessary to protect the interests of the Council.

3. Background

- 3.1 The Bargarran Centre is a mixed-use development located in the centre of Erskine close to Bargarran Primary School. There are multiple ownerships in the centre. Renfrewshire Council own the health centre which is leased to the NHS and the community centre which is run as a self-managed hall by Bargarran Halls Management Committee. The Council leases the first floor (unit 10) from The Albert Trust which is run as part of the self-managed hall. This is essentially office space but is also suitable for dance classes, exhibitions, meetings and other community events.

- 3.2 The first floor has been leased since 2009 at an annual rent of £38,500 plus service charge. The lease is current rolling over on an annual basis with the end date of 28 March 2023.
- 3.3 Following discussions with the landlord it has been provisionally agreed to extend the lease by 3 years at a reduced rent of £34,000 plus VAT and service charge. An annual break option has been included on six months' notice to allow flexibility.

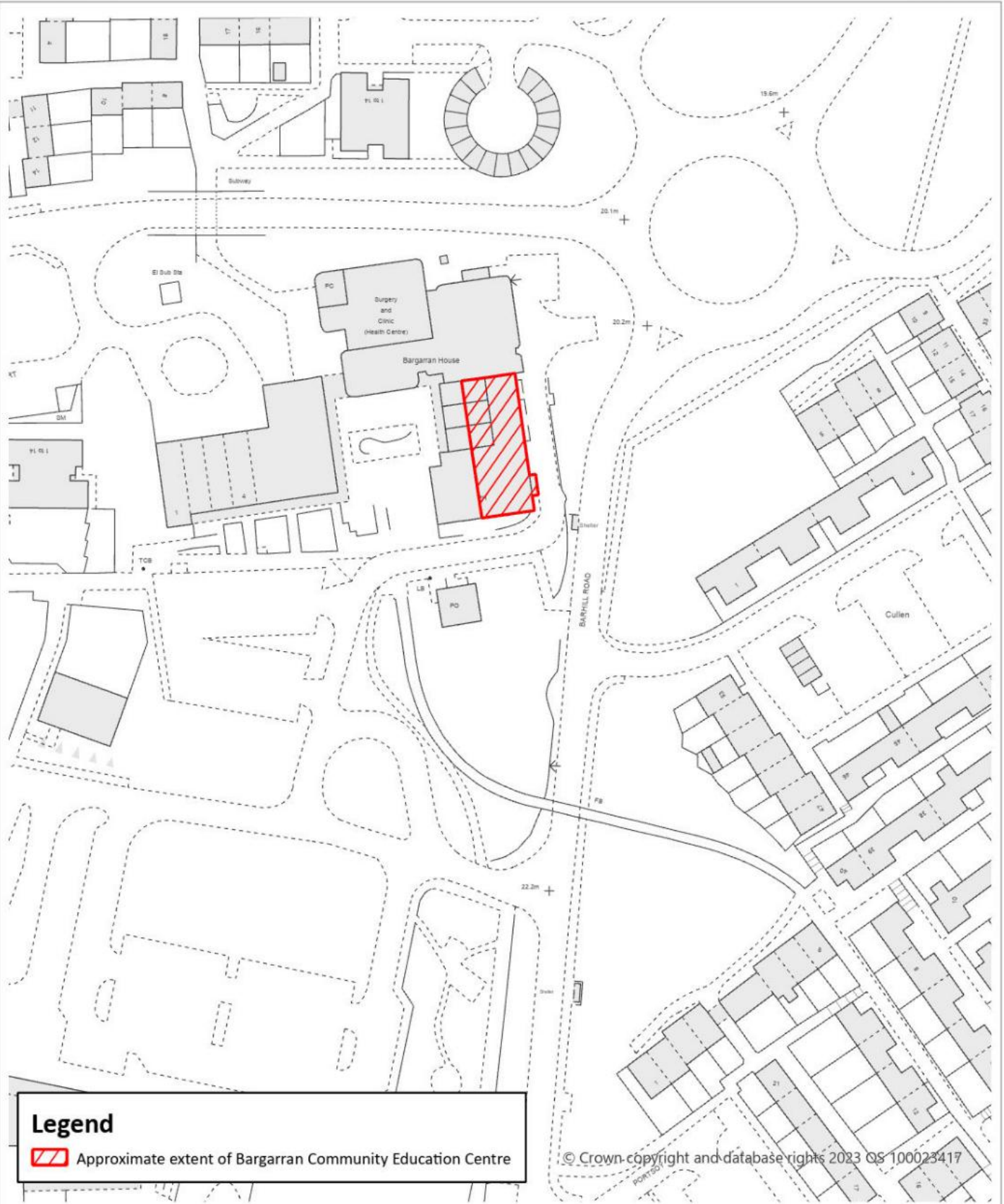
Implications of the Report

1. **Financial** – Reduced rent of £34,000 per annum, plus VAT and service charge.
 2. **HR & Organisational Development** - None.
 3. **Community/Council Planning** –
 - Building strong, safe and resilient communities – retention of flexible space for booking by community groups.
 4. **Legal** - Lease extension to be concluded.
 5. **Property/Assets** – First floor, leased accommodation, at Bargarran Centre, Erskine to be retained. 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. 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** – None.
 13. **Climate Risk** – None.
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List of Background Papers

(a) None.

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Legend

 Approximate extent of Bargarran Community Education Centre

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Notes: