

To: Infrastructure Land & Environment Policy Board

On: 29 May 2024

Report by: Chief Executive

Subject 36 Houstoun Court, Johnstone

1. Summary

- 1.1 The purpose of this report is to seek approval to a new lease of 36 Houstoun Court, Johnstone to Johnstone Textile Space CIC.
-

2. Recommendations

- 2.1 It is recommended that the Infrastructure Land & Environment Policy Board approve a new lease of 36 Houstoun Court, Johnstone to Johnstone Textile Space CIC based on the contents of this report.
-

3. Background

- 3.1 The shop at 36 Houstoun Court, Johnstone formerly Boots 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 22nd March 2024. Offers of rent over £14,000 per annum were sought and one offer was received in accordance with the closing date arrangement.
- 3.2 The offer received have been assessed and the proposal is to conclude a lease with Johnstone Textile Space CIC on the following main terms and conditions.
- The lease shall be for a period of 5 years with a 2 year break option and shall be on the Council's standard full repairing and insuring lease.
 - The initial rent shall be £14,250 per annum.
 - First years rent paid upfront.
 - The property shall trade as an art gallery with workshop and retail space.

- 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.

Implications of the Report

1. **Financial** - Annual rental of £14,250 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.

List of Background Papers – None.

Author: anne.wilson@renfrewshire.gov.uk; 07811 056 721



Renfrewshire Council

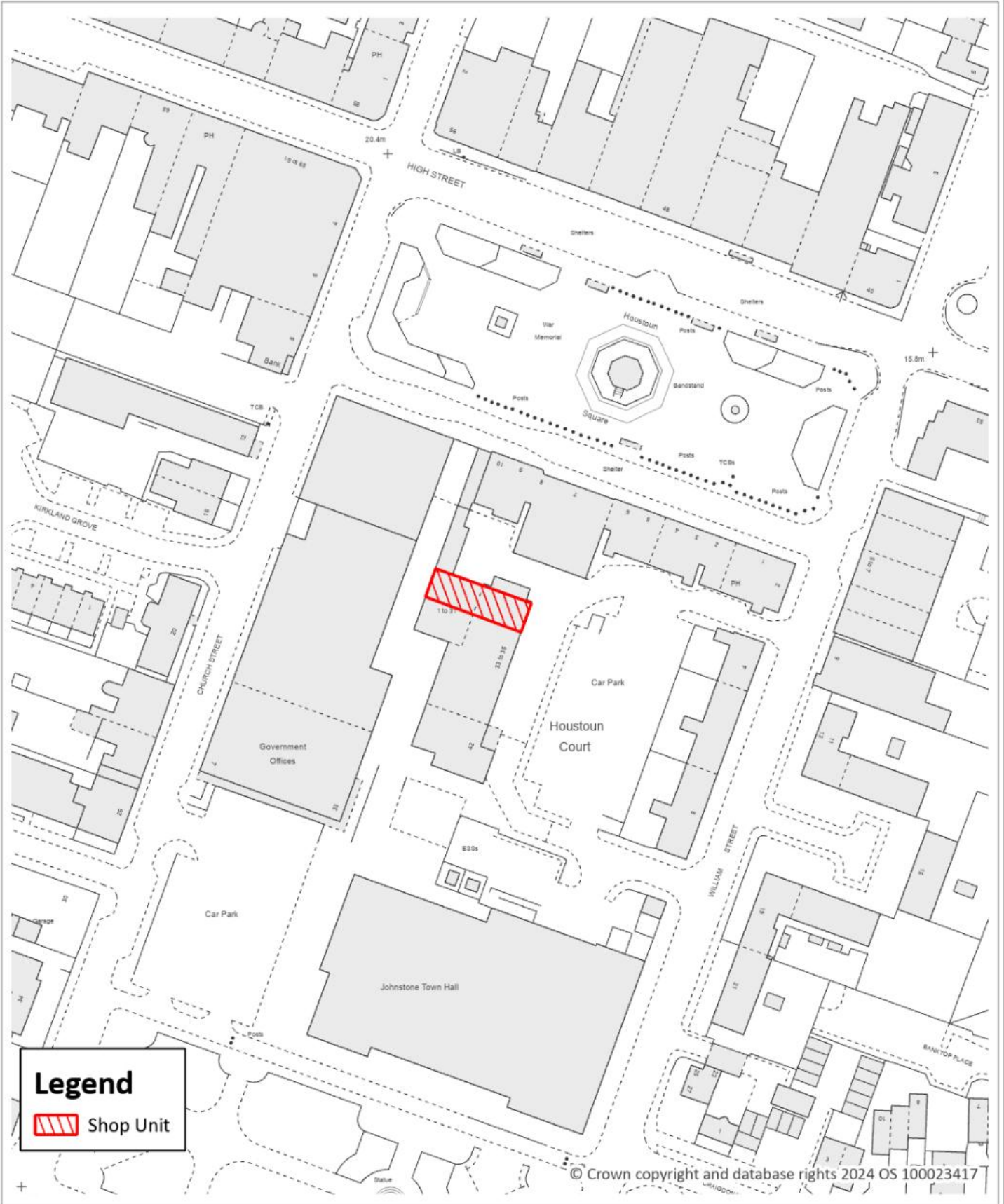
Property at 36 Houstoun Court, Johnstone Report Plan Ref. E3467



Scale: 1:1,250

User: howardhaughj2

Date: 30/04/2024



Legend

 Shop Unit

© Crown copyright and database rights 2024 OS 100023417

Notes: