

To: Infrastructure Land & Environment Policy Board

On: 24 January 2024

Report by: Chief Executive

Title: Shop Premises at 32A Broomlands Street, Paisley

1. Summary

- 1.1 The purpose of this report is to seek approval to a new lease of 32A Broomlands Street, Paisley to Elaine Muir.
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2. Recommendations

- 2.1 It is recommended that the Infrastructure Land & Environment Policy Board approve a new lease of 32A Broomlands Street, Paisley to Elaine Muir based on the contents of this report.
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3. Background

- 3.1 Elaine Muir became the Council's tenant at 32A Broomlands Street, Paisley on 4th December 2023 on a six month lease at a rent of £250.00 per month. Ms Muir trades as an NHS wig supplier and hair replacement specialist.
- 3.2 The tenant has requested a longer term lease to provide more security of tenure, and the following terms and conditions of a longer lease have been provisionally agreed;
- The existing lease shall be terminated and the new lease concluded at a date to be mutually agreed.

- The new lease shall be for a period of 3 years and shall be on the Council's standard full repairing and insuring lease.
 - The initial rent shall be £3,000 per annum.
 - The property shall continue to trade as a wig supplier with ancillary services.
 - The Tenant shall meet the Council's reasonable legal expenses incurred in concluding the renunciation and new lease.
 - Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance.

Implications of the Report

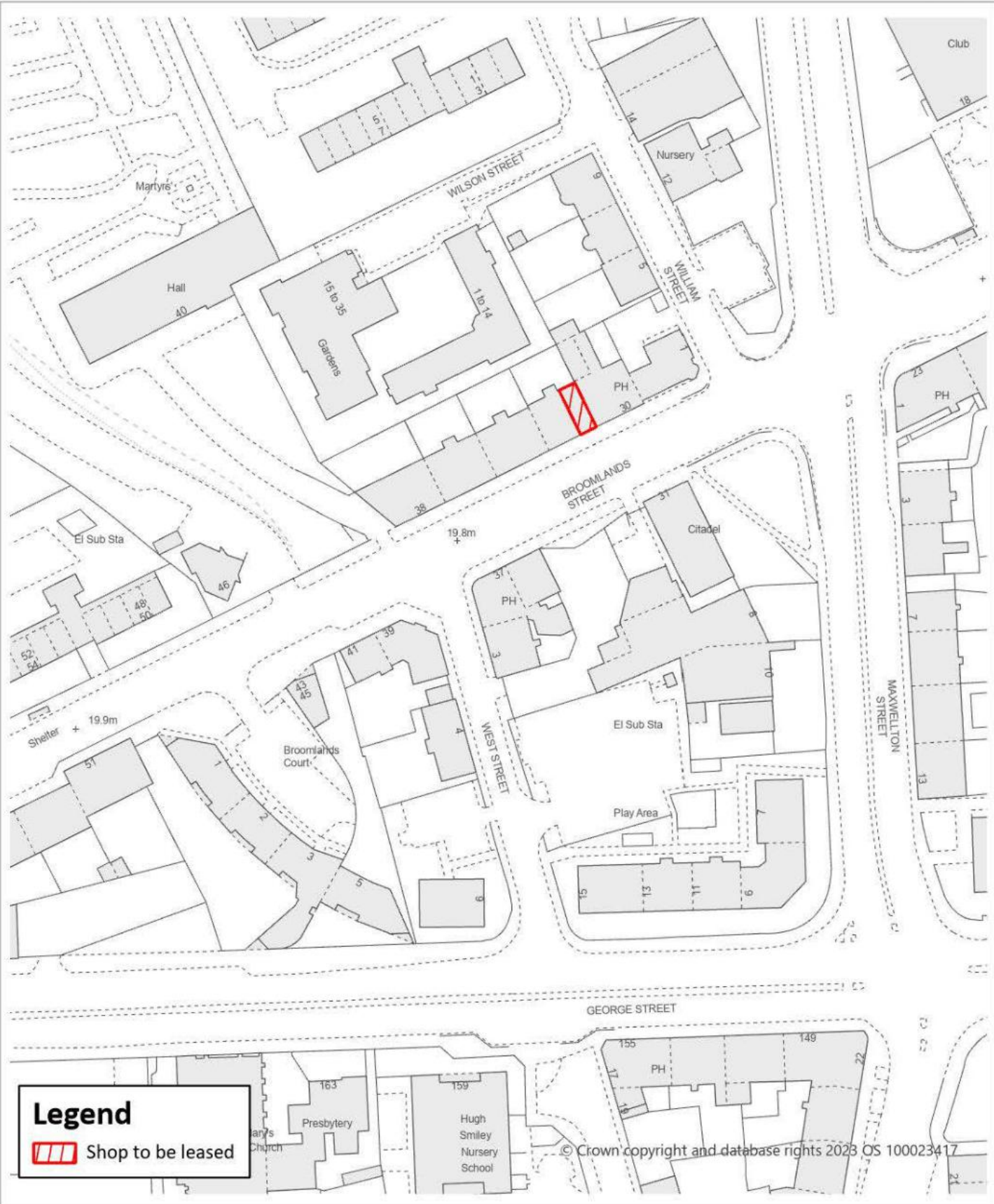
1. **Financial** – Annual rental of £3,000 to be received.
 2. **HR & Organisational Development** – None.
 3. **Community Planning** – Provides both landlord tenant with security of tenure.
 4. **Legal** – New lease required.
 5. **Property/Assets** – As per this report.
 6. **Information Technology** – 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.
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List of Background Papers – None.


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32A Broomlands Street, Paisley Report / Lease Plan Ref. E3422



Legend

 Shop to be leased

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Notes: