

To: Infrastructure Land & Environment Policy Board

On: 29 May 2024

Report by: Chief Executive

Subject 34 Houston Court, Johnstone

1. Summary

- 1.1 The purpose of this report is to seek approval to a new lease of 34 Houston Court, Johnstone to Jane Struthers and Kari Butler.
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2. Recommendations

- 2.1 It is recommended that the Infrastructure Land & Environment Policy Board approve a new lease of 34 Houston Court, Johnstone to Jane Struthers and Kari Butler based on the contents of this report.
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3. Background

- 3.1 The shop at 34 Houston Court, Johnstone 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 £11,000 per annum were sought and two offers were received in accordance with the closing date arrangement.
- 3.2 The offers received have been assessed and the proposal is to conclude a lease with Jane Struthers and Kari Butler on the following main terms and conditions.
- The lease shall be for a period of 5 years with a 3 year break option and shall be on the Council's standard full repairing and insuring lease.
 - The initial rent shall be £11,000 per annum.
 - 6 weeks rent free for fit out and arrival of stock.

- The property shall trade as a baby clothes and haberdashery shop.
- 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 £11,000 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.

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Renfrewshire Council

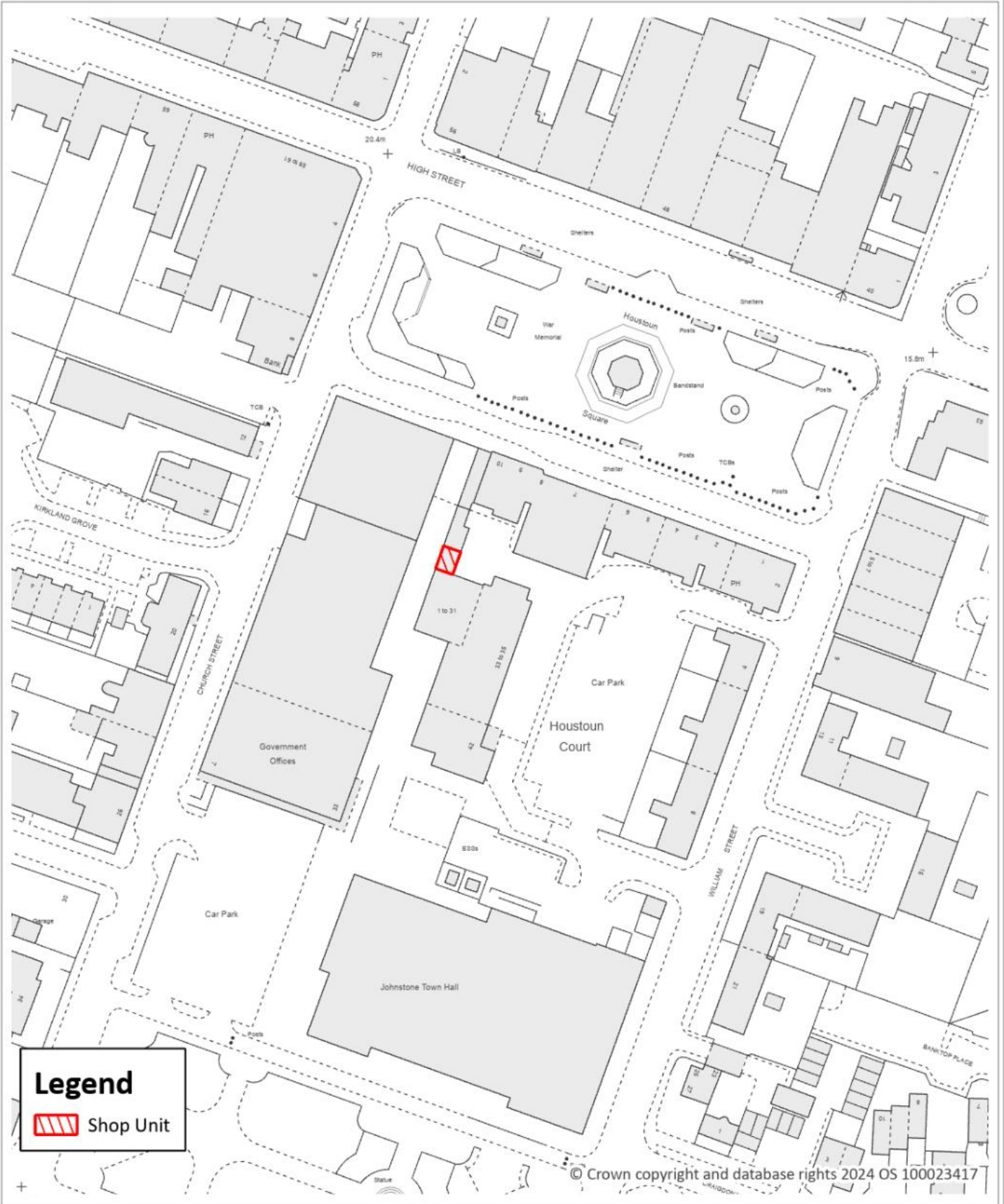
Property at 34 Houstoun Court, Johnstone Report Plan Ref. E3466



Scale: 1:1,250

User: howardhaughj2

Date: 30/04/2024



Legend

 Shop Unit

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Notes: