

To: Infrastructure Land & Environment Policy Board

On: 20 March 2024

Report by: Chief Executive

Heading: Shop Premises at 19 Stoddard Square, Elderslie

1. Summary

- 1.1 The purpose of this report is to seek approval to a new lease of 19 Stoddard Square, Elderslie to Robert McDonald.
-

2. Recommendations

- 2.1 It is recommended that the Infrastructure Land & Environment Policy Board approve a new lease of 19 Stoddard Square, Elderslie to Robert McDonald based on the contents of this report.
-

3. Background

- 3.1 Robert McDonald became the Council's tenant at 19 Stoddard Square, Elderslie on 19th June 2023 on a short term lease at a rent of £500.00 per month. The shop trades as a greengrocer.
- 3.2 A full, longer term lease is preferred to provide more security of tenure, and the following terms and conditions 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 10 years and shall be on the Council's standard full repairing and insuring lease, with a mutual break clause option at year 5.
 - The initial rent shall be £6,000 per annum, reviewable 5 yearly.
 - The property shall continue to trade as a greengrocer.

- 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 £6,000 to be received.
2. **HR & Organisational Development** – None.
3. **Community Planning** – Provides both landlord and 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.

List of Background Papers - None

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

CHIEF EXECUTIVE'S SERVICE ASSET & ESTATES SECTION



Renfrewshire
Council

TITLE REPORT / LEASE PLAN
SHOP AT 19 STODDARD SQUARE, ELDERSLIE

DRAWING No. E3439

SCALE 1:500

DRAWN BY JW

DATE FEB 2024



MAIN ROAD

STODDARD
SQUARE

LEGEND

 SHOP AREA TO BE LEASED

 COMMON SERVICE YARD