

To: Infrastructure Land & Environment Policy Board

On: 20 March 2024

Report by: Chief Executive

Heading: Unit 3 Bridgewater Industrial Estate, Erskine

1. Summary

1.1 The purpose of this report is to seek approval to a new lease of Unit 3 Bridgewater Industrial Estate, Erskine to Paul Officer.

2. Recommendations

2.1 It is recommended that the Infrastructure Land & Environment Policy Board approve a new lease of Unit 3 Bridgewater Industrial Estate, Erskine to Paul Officer.

3. Background

3.1 Paul Officer became the Council's tenant at Unit 3 Bridgewater Industrial Estate, Erskine on 28th January 2024 on a short term lease at a rent of £350.00 per month. Paul runs a landscaping services business.

3.2 A full, longer term lease is preferred 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 5 years and shall be on the Council's standard full repairing and insuring lease.
- The initial rent shall be £4,200 per annum.
- The property shall continue to trade as a landscaping services business.
- 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 £4,200 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



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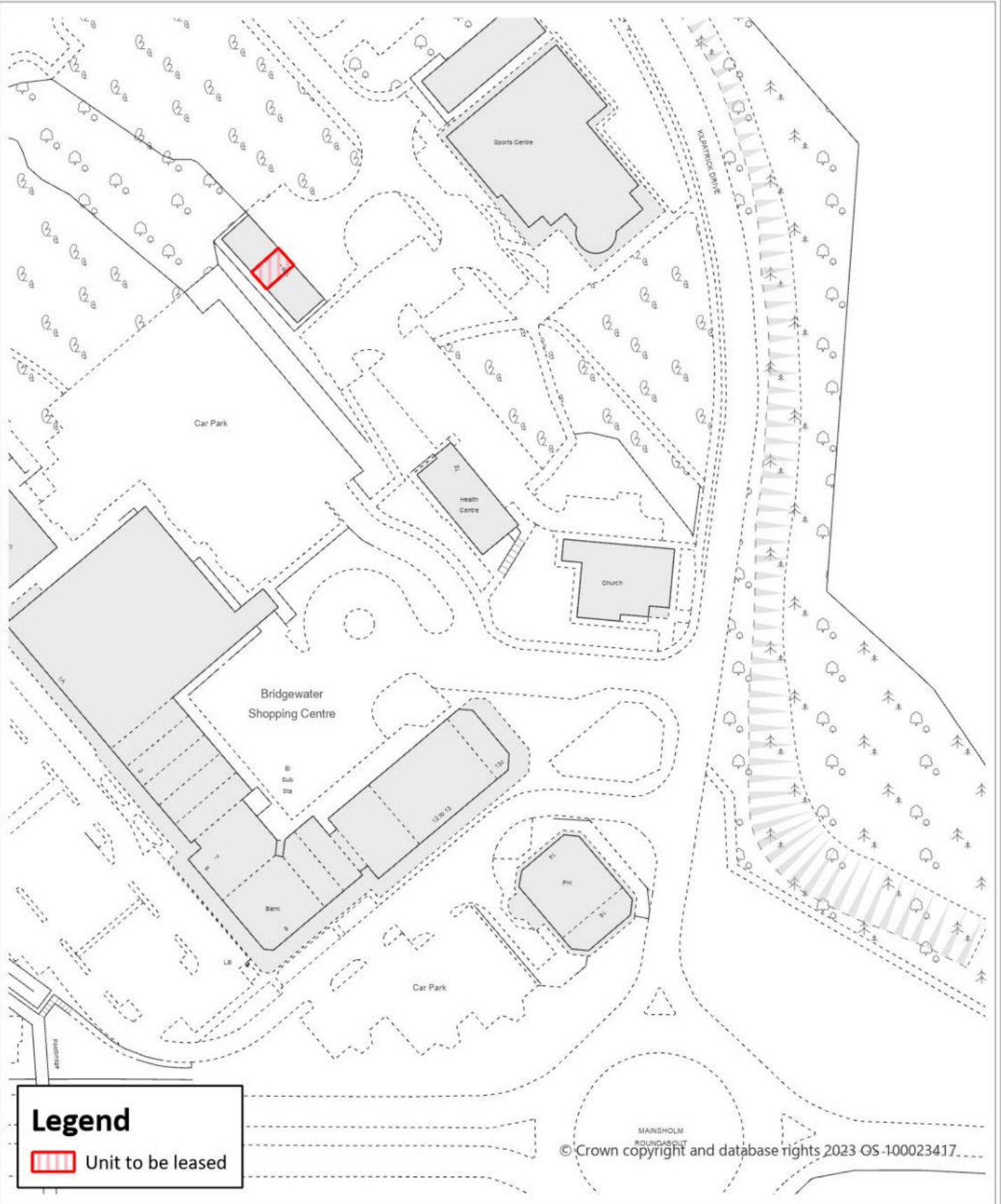
Unit 3, 25 Kilpatrick Drive, Erskine Report / Lease Plan Ref. E3440




Scale: 1:1,250

User: howardhaughj2

Date: 07/02/2024



Legend

 Unit to be leased

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Notes: