

To: Infrastructure, Land & Environment Policy Board

On: 4 November 2020

Report by: Director of Finance & Resources

Heading: Paisley Town Hall- Licence to Occupy Agreement

1. Summary

- 1.1 The purpose of this report is to obtain authority to extend the existing Licence to Occupy Agreement with the United Free Church in respect of the area of land adjacent to Paisley Town Hall, shown on the attached plan (E2992A).

2. Recommendations

It is recommended that the Board:

- 2.1 Authorise the Head of Corporate Governance to extend the existing Licence to Occupy agreement with the United Free Church on such terms and conditions as may be deemed necessary to protect the Council's interest.
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3. Background

- 3.1 This area of land, which lies immediately adjacent to Paisley Town Hall and indicated on the attached plan (E2992A) is the site of the former United Free Church and its graveyard.
- 3.2 The Council has in the past obtained the consent of the Trustee(s) of the former Abbey Close (United Free) Church to use this land as a site compound and for scaffolding when undertaking works to Paisley Town Hall.

- 3.3 A Licence to Occupy Agreement was entered into with the Church with a date of entry of 2 September 2019, when it was anticipated that the contract for the proposed refurbishment contract for Paisley Town Hall would be taken forward.
 - 3.4 Due to contractual issues and in addition, the implications of COVID 19, the need to extend this Licence to Occupy agreement has been identified.
 - 3.5 The Licence to Occupy Agreement is now required to run until 30 April 2023.
 - 3.6 As the Council currently maintain this site, the Trustee(s) of the Former Abbey Close United Free Church have provisionally confirmed their consent to the extension of the Licence to Occupy Agreement subject to the Council meeting their reasonable Professional & Legal expenses. There will be no licence fee charge.
 - 3.7 As the period for the Licence to Occupy Agreement is beyond the delegated powers granted to the Head of Property, the Board is recommended to approve this extension to the Licence to Occupy Agreement.
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Implications of the Report

1. **Financial** – Professional and Legal costs will be met from existing budgets.
2. **HR & Organisational Development** – None.
3. **Community Planning** – None.
4. **Legal** – Extension to existing Licence to Occupy Agreement will be required.
5. **Property/Assets** – As per 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. 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** – None.
10. **Risk** – If the LTO is not extended this may impact upon the contract for the refurbishment to Paisley Town Hall.

11. **Privacy Impact** – None.

12. **Cosla Policy Position** – Not Applicable.

13. **Climate Risk** – None.

List of Background Papers

(a) None.

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Renfrewshire Council

Proposed Site Compound, Abbey Close, Paisley

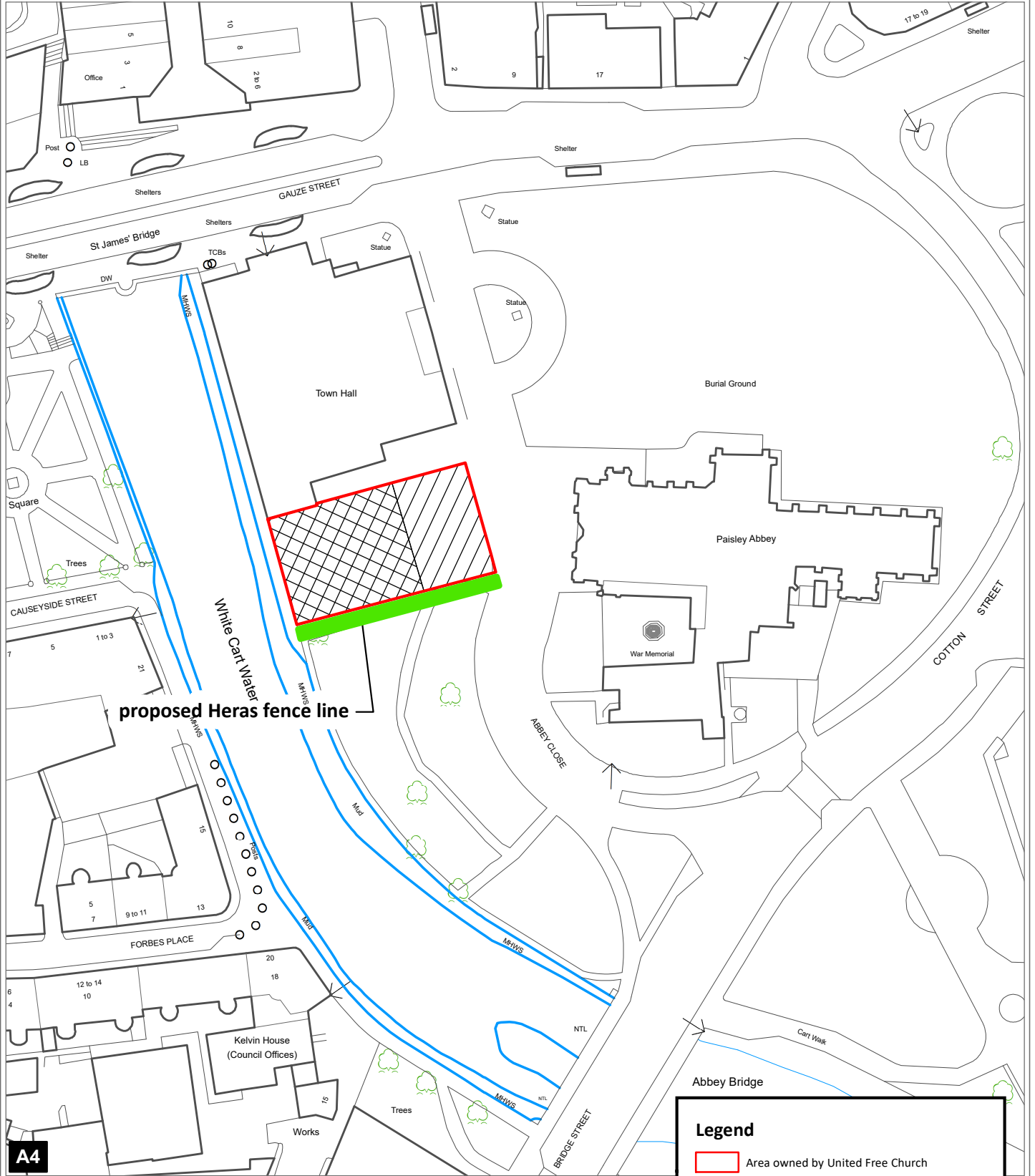
License Plan Ref. E2922A



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
User: howardaughj2

Date: 02/08/2019



proposed Heras fence line

Legend

-  Area owned by United Free Church
-  Burial ground - not to be accessed
-  Proposed site compound (450sqm or thereby)

Notes:

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