

**To:** Planning & Property Policy Board

**On:** 23 August 2016

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**Report by:** Director of Finance & Resources

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**Heading:** 8 Collier Street Johnstone

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## 1. **Summary**

The purpose of this report is to

Seek consent to grant a 5 year Full Repairing & Insuring lease of the property at 8 Collier Street Johnstone to the applicant, Beau Ami Hair and Beauty Limited, on the terms and conditions set out in this report.

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## 2. **Recommendations**

- 2.1 It is recommended that the Board agree to grant a 5 year Full Repairing & Insuring lease of the property at 8 Collier Street Johnstone to Beau Ami Hair and Beauty Limited on the terms and conditions set out in this report

## 3. **Background**

- 3.1 The property at 8 Collier Street Johnstone shown on the attached plan was occupied until April 2015 by Social Work Advice Works. When the service relocated to the new Johnstone Town Hall, the property was advertised for sale/lease and an offer to purchase was received. After lengthy discussions the offeror withdrew their offer to purchase and the property was remarketed as available. The asking rent was set at £12,000 per annum and the asking sales price was specified at £120,000. At the closing date of 12 noon on 17 June 2016 only 1 offer to lease was received. This was from Beau Ami Hair and Beauty Limited.

- 3.2 Beau Ami Hair & Beauty Limited has offered to lease the property for 5 years with a stepped rental of £13,000 per annum for year 1, £14,000 per annum for years 2 and 3 and £15,000 per annum for years 4 and 5. A 2 month rent free period has been requested.
- 3.3 Beau Ami Hair & Beauty Limited would be responsible for all property costs in any new lease including building insurance which is covered by the Council under its block insurance policy. The tenant would be responsible for meeting the standard £250 excess or such other excess as from time to time which may be required for any claim.
- 3.4 The proposed lease would be subject to the applicant obtaining all necessary statutory consents, including any change of use and licence in respect of the proposed use as a Hairdressers and Beauty Salon from the premises current office use.
- 3.5 Each party will bear their own legal expenses in concluding the lease, with the tenant meeting any stamp duty, Land Transaction Tax or Registration fees due.

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## Implications of the Report

- 1. **Financial** – The Council would receive a rent of £13,000 per annum for year 1, £14,000 per annum for years 2 and 3 and £15,000 per annum for years 4 and 5.
  - 2. **HR & Organisational Development** – Not Applicable.
  - 3. **Community Planning** –
    - a. **Children and Young People**
    - b. **Community Care, Health & Wellbeing**
    - c. **Empowering our Communities**
  - 4. **Legal** – Conclusion of the proposed 5 year lease will be required.
  - 5. **Property/Assets** – As per report.
  - 6. **Information Technology** – Not Applicable
  - 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. 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** – Licence required for use proposed.
9. **Procurement** – Not Applicable.
10. **Risk** – Not Applicable.
11. **Privacy Impact** – Not Applicable.

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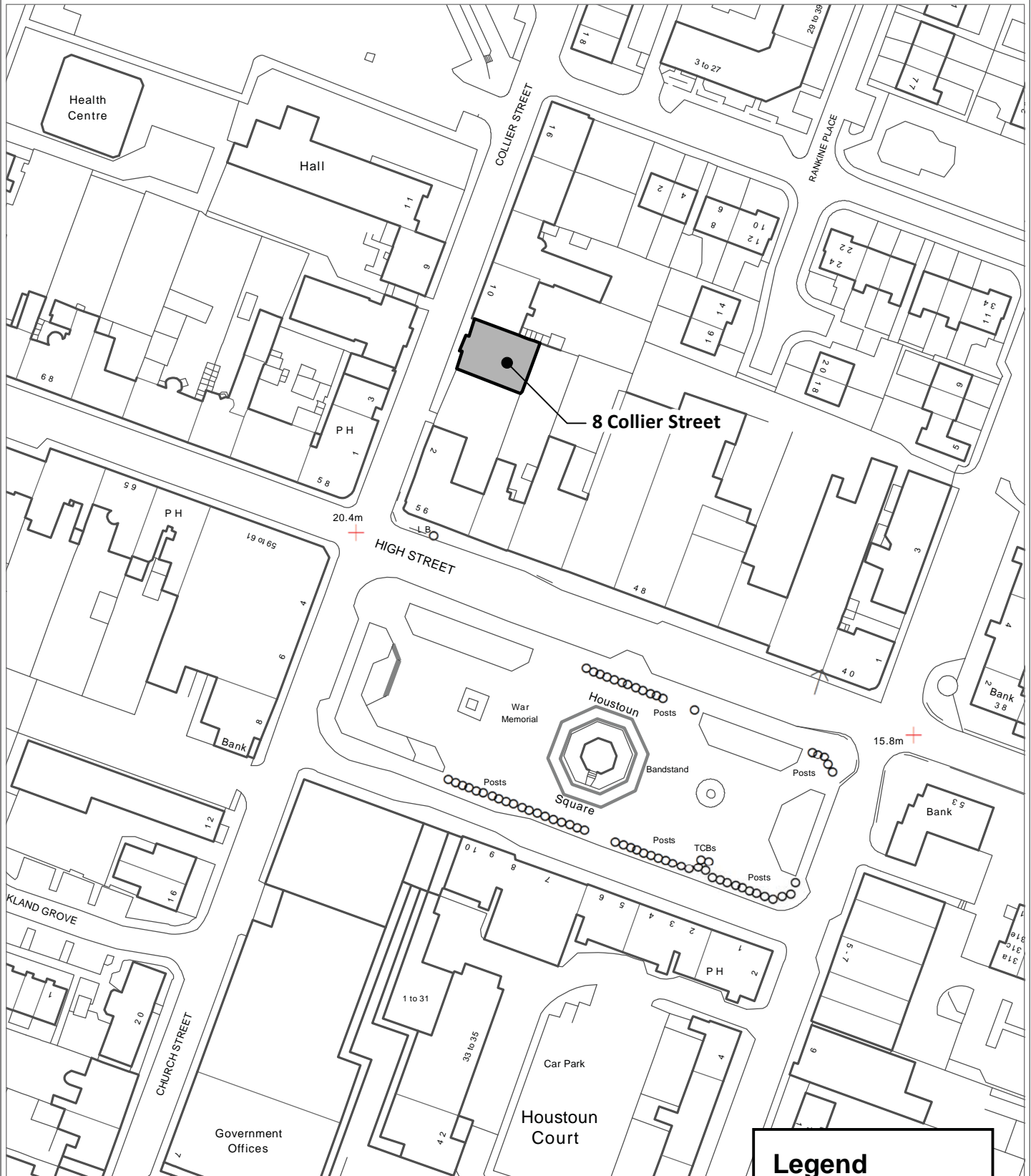


# Property at 8 Collier Street, Johnstone

## Report/Lease Plan Ref. E2492

User: howardhaughj2

Date: 29/06/2016



Notes: