



To: Planning & Property Board

On: 26 January 2016

Report by: Director of Development and Housing Services

Heading: Paisley Town Centre Regeneration – Paisley 2021 Hub

1. Summary

- 1.1. The regeneration of Paisley Town Centre is a key priority for the Council. A range of opportunities to bring new purpose to the High Street have been pursued including the relocation of the Museum Store, and the opening of Incube Business Incubator in June 2015.
 - 1.2. This report seeks approval for the Council to enter a short-term lease for premises on Paisley High Street to act as the focus for the Paisley 2021 bid events and community engagement process. These premises would host the Paisley 2021 core team and potentially the Council's Marketing and Events Team as well as provide facilities for meetings, community engagement, exhibitions, publicity and information.
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2. Recommendations

It is recommended that;

- 2.1 the Board approves the Council to enter into a lease, for premises at 5 High Street, Paisley for use as a hub for the Paisley 2021 bid events and engagement.
 - 2.2 the Board authorises the Director of Finance and Resources to conclude a lease subject to the terms and conditions contained within this report and any other terms and conditions considered necessary by the Head of Property Services and the Head of Corporate Governance to protect the interests of the Council.
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3. Background

- 3.1 The regeneration of Paisley Town Centre is a key priority for the Council as highlighted in the Paisley Heritage Asset Strategy. A range of opportunities to bring new purpose to the High Street have been pursued including the relocation of the Museum Store, and the opening of Incube Business Incubator in June 2015.
 - 3.2 Paisley's candidacy for UK City of Culture 2021 is becoming well established, with early progress being made to develop and promote the town's bid for this prestigious award. Partnership structures have been established with a broad membership of key stakeholders
 - 3.3 A Bid Director has been appointed and a core team has now assembled from existing resources within the Council and the University of the West of Scotland. Over the course of 2016 and through 2017 this team will lead the preparation of the Bid and engage in substantive work with the cultural and other communities of interest. Keeping in mind the principles expressed above the team is seeking to define its identity as being of the town as distinct from being viewed as a "Council team".
 - 3.4 Thought has therefore been given to accommodating the team outside of Renfrewshire House. Their physical location can be used to both present a public facing centre of attention for the bid and be used as an opportunity to assist with the continued regeneration of Paisley Town Centre. The concept of securing a bid base has therefore emerged which would accommodate the core 2021 team and provide the facilities for meetings, community engagement, exhibitions, publicity and dealing with requests for information.
 - 3.5 The Council's Marketing Team has expressed a desire to potentially co-locate with the City of Culture Team and this is being explored as part of the proposals for Town Centre premises. If this is achievable it would lead to the ability to offer a wider range of services to the visiting public at this location including those enquiring or buying tickets for events.
 - 3.6 All costs for securing a town centre property for these purposes remain within the existing regeneration resources already approved by the Council for the regeneration of Paisley Town Centre.
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4. Preferred Location

- 4.1. Officers have considered a number of vacant units across Paisley Town Centre that will meet the criteria of:
 - Accessible to public transport;
 - Close to the centre of the town;

- High profile and easily recognisable as the place to find out more about the Bid;
 - Distinct from existing Council office locations;
 - Assist in the achievement of regeneration objectives;
- 4.2. After considering a number of options officers are recommending the former Burger King restaurant at 5 High Street as the preferred location for the Paisley 2021 base.
- 4.3. The unit has been vacant for a number of years and there is no evidence from the owners or their agents of any demand for the unit for commercial purposes.
- 4.4. It is a high profile location in the pedestrianised part of the High Street and is very visible from all directions on approach. It is also very accessible to the bus stops on Gauze Street, taxi ranks and to Gilmour Street Station.
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5. **Property Terms**

- 5.1. The property offers approximately 570 sq metres over 3 floors – ground, first and basement. All floors are reached from the High Street entrance and a central staircase. No lift will be available in the building due to the cost of installation for a short term lease. Renfrewshire Council's lease will cover all 3 floors with the principal public-facing activities and services taking place on the ground floor (street level).
- 5.2. The commercial terms on which the property is being offered to Renfrewshire Council is as follows:
- short term lease for 6 years commencing January 2016 (to Jan 2022) with a break date to tie in with the timescale for the outcome of the 2021 Bid towards the end of 2017 should the City of Culture bid be unsuccessful;
 - Rent payable - peppercorn from the date of entry with £30,000 pa from end September 2017, or such later date as can be negotiated by the Head of Property Services (subject to bid progress)
 - Premises refurbished for uses related to the 2021 Bid, Town Centre events and marketing and community events by Renfrewshire Council at own cost and submitted for landlord consent
 - Service Charge - the Council will pay a fair proportion of the service charge for the building calculated by the landlord as £15,815 per annum;
 - Change of use application to be submitted by the Council to allow for proposed uses (previously class 3 restaurant)
 - Signage - the Council will be permitted to install signage on the frontage of the building - this will not be limited to the ground floor facade but will extend up the facade of the building for the full height.

- 5.3. The refurbishment costs (excluding lift installation) to make the building fit for the proposed purpose are achievable within existing regeneration resources already approved by the Council and includes IT requirements and other furniture, fixtures and fittings.
 - 5.4. Council will also be liable for a service charge on the property and insurance. It is intended that the building will be leased by Renfrewshire Leisure Trust on behalf of the City of Culture Team and therefore will be exempt from business rates for the period of their occupation. The building has not been subject to business rates for a number of years due to its condition.
 - 5.5. A detailed refurbishment will be designed and monitored closely by a dedicated Project Manager from the Council's Property Services Team.
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Implications of the Report

1. **Financial** – the financial implications to the Council are the terms of the lease and the refurbishment costs to make the building fit for purpose (details of which are contained in the report). Funding to support this refurbishment will be met from existing regeneration resources already approved by the Council.
2. **HR & Organisational Development** – the facility will be staffed by existing employees of Renfrewshire Council and the property managed and maintained by the Council's Facilities Management Team during the term of the Council's lease
3. **Community Planning** –
Children and Young People – the Bid Base will offer opportunities for community participation in development of the 2021 bid including particular elements focused upon young people.
Empowering our Communities – the Bid Base will allow for capacity building in cultural and other activities
Jobs and the Economy – the Bid Base will bring attention to the momentum gathering within Paisley and Renfrewshire which will boost confidence in the area as a place for investment
Safer and Stronger – by reducing vacancy and encouraging events into the evening in the Town Centre the Bid Base can foster a greater sense of safety for Town Centre users.
4. **Legal** – the Council's acceptance of a short term lease is being undertaken with guidance from senior property and financial officers and the Head of Corporate Governance. There are not considered to be any significant legal issues..
5. **Property/Assets** – the implications of the Council's lease is covered in the body of the report.

6. **Information Technology** - The premises will be assessed in terms of specific IT requirements to meet the needs of proposed users.
 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
 8. **Health & Safety** – No implications identified
 9. **Procurement-** Any contractual requirements for the refurbishment of the premises at 5 High Street will be dealt with by the Head of Property Services under the Council's Scheme of Delegation.
 10. **Risk** – No significant implications identified
 11. **Privacy Impact** - No implications identified
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List of Background Papers

Not applicable

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