

To: Planning & Property Policy Board

On: 23rd August 2016

Report by: Director of Finance & Resources

Heading: Former Foxbar Civic Amenity Site, Leitchland Road, Paisley.

1. Summary

- 1.1 This report seeks consent to lease the former Foxbar Civic Amenity Site at Leitchland Road, Paisley.
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2. Recommendations

It is recommended that the Board:-

- 2.1 Grant authority to the Head of Property Services and the Head of Corporate Governance to conclude a lease of the former Foxbar Civic Amenity Site at Leitchland Road, Paisley, on the basis of the main terms and conditions contained in this report.
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3. Background

- 3.1. As part of the Council's redesign of its Civic Amenity operations and the opening of the improved Civic Amenity Hub at Underwood Road, the Leitchland Road Amenity Site became surplus to requirements and closed in 2014.

- 3.2. Thereafter the site was cleared, and marketed as available for lease. The Board may recall approving a lease of this site for use as a Motor Engineers and MOT Station in November 2014. Unfortunately that lease did not conclude, and there has been limited subsequent interest in the site.
- 3.3. An offer to lease has now been received from a Mr Sam Crawley, who intends to use the site for the sale and hire of caravans and motorhomes. In addition, ancillary services such as servicing, valeting, storage and the sale of accessories are also envisaged. The applicant anticipates that 2 new full time and 3 part time jobs would be created if this lease gets approval.
- 3.4. Discussions have taken place with Mr Crawley, and the following main terms and conditions of lease have been provisionally agreed.
4. **Proposed terms and conditions of lease;**
 - 4.1 The date of entry shall be at a mutually agreed date.
 - 4.2 The lease shall be for a period of 10 years and shall be on the basis of the Council's standard Full Repairing and Insuring style of lease.
 - 4.3 The initial annual rental shall be £5,000, and the rent shall be reviewed after 5 years. The tenant shall be granted a 3 month rent free period at the start of the lease to allow for service and utility installation works.
 - 4.4 The premises shall be used for the sale and hire of caravans and motorhomes, plus ancillary services, subject to receipt of all necessary planning, statutory and licensing consents that may be required in connection with the proposed use.
 - 4.5 The tenant shall meet the Council's reasonable legal and professional expenses incurred in concluding the lease.
 - 4.6 Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance and the Head of Property Services to protect the Council's interest.

Implications of the Report

1. **Financial** – Annual rental of £5,000 to be received.
2. **HR & Organisational Development** – None.
3. **Community Planning** –

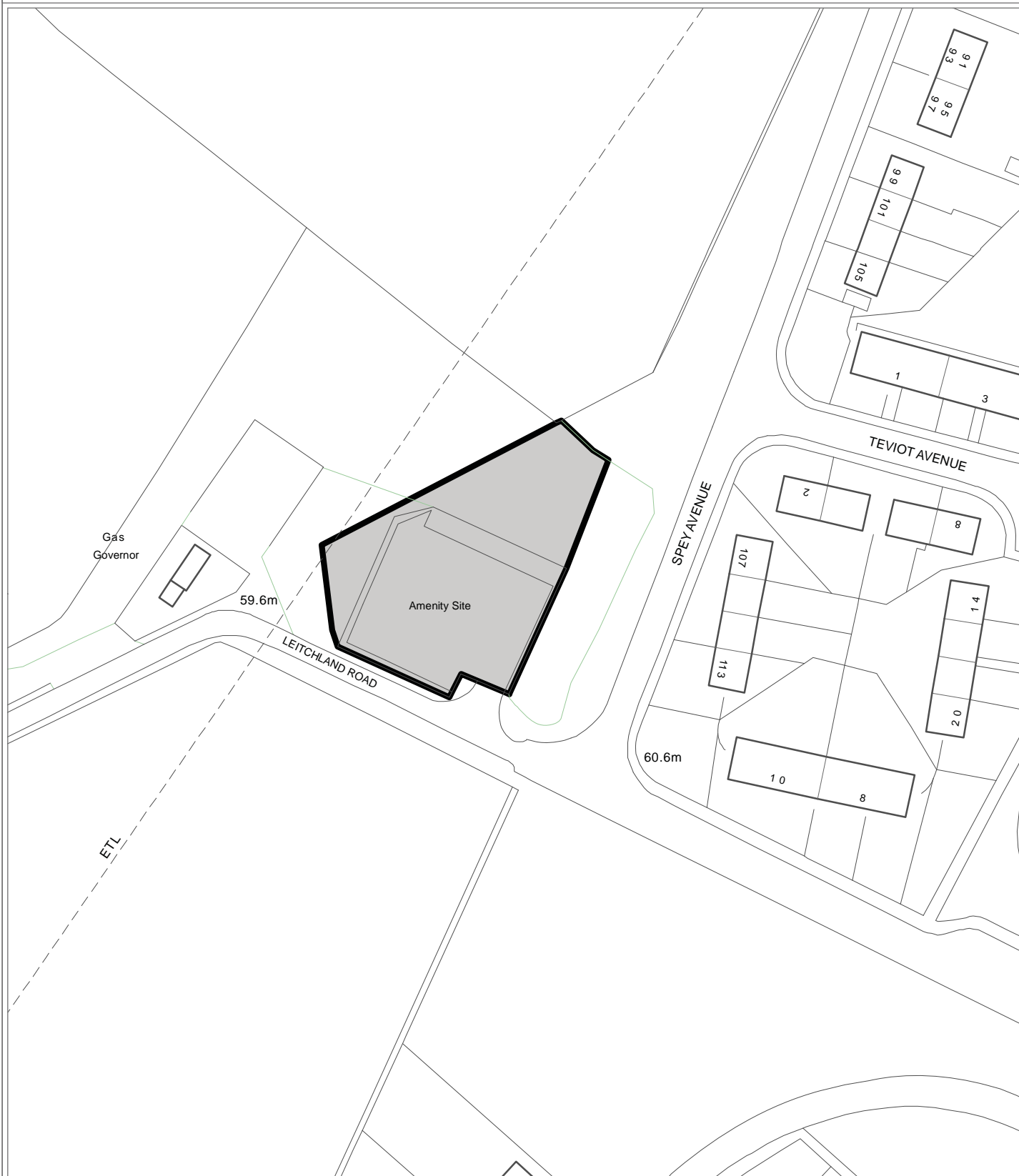
Jobs and the Economy – Potentially 2 new full time and 3 part time jobs would be created.

4. **Legal** – New lease to be concluded.
 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** – none.
 10. **Risk** – none.
 11. **Privacy Impact** – none.
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Date: 08/08/2014



Notes:

Site extends to 1,606 sqm or thereby.

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