

To: Infrastructure, Land & Environment Policy Board

On: 24 March 2021

Report by: Director of Finance & Resources

Heading: 24 Skye Crescent, Paisley

1. Summary

- 1.1 This report advises the Board on the provisional terms and conditions agreed for a new lease of the property at 24 Skye Crescent, Paisley.

2. Recommendations

It is recommended that the Board: -

- 2.1 Grant authority to the Head of Property in consultation with the Head of Corporate Governance to conclude a new lease of the shop property at 24 Skye Crescent, Paisley on the terms and conditions contained in this report.
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3. Background

- 3.1 Helena Blessing has been the tenant at 24 Skye Crescent, Paisley, which trades as Glenburn Dental Practice, since November 2010. The existing lease is running on a year to year basis at an annual rental set in 2010 of £5,750. Ms Blessing has requested a new longer term lease to provide more security of tenure, rather than the relatively short term tenancy in place.
- 3.2 Discussions have taken place with Ms Blessing, and the following main terms and conditions of lease have been provisionally agreed;

4. Proposed terms and conditions of lease;

- 4.1.1 The existing lease shall be renounced at a mutually agreed date to correspond with the date of entry in the new lease.
 - 4.1.2 The new lease shall be for a period of 15 years and shall be on the Council's standard Full Repairing and Insuring style of lease.
 - 4.1.3 The initial annual rent shall be £6,250 and shall be reviewed 5 yearly.
 - 4.1.4 The premises shall continue to be used as a Dental Surgery.
 - 4.1.5 The tenant shall be responsible for meeting the Council's reasonable legal and professional expenses incurred in concluding the new lease.
 - 4.1.6 Any other reasonable terms and conditions considered necessary to protect the Council's interest.
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Implications of the Report

1. **Financial** – Annual rent of £6,250 to be received.

2. **HR & Organisational Development** – None.

3. **Community Planning**

Our Renfrewshire is thriving – New lease will provide tenant with more security.

4. **Legal** – New lease of property 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.
 13. **Climate Risk** – None.
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List of Background Papers

- (a) Background Paper 1 – None.
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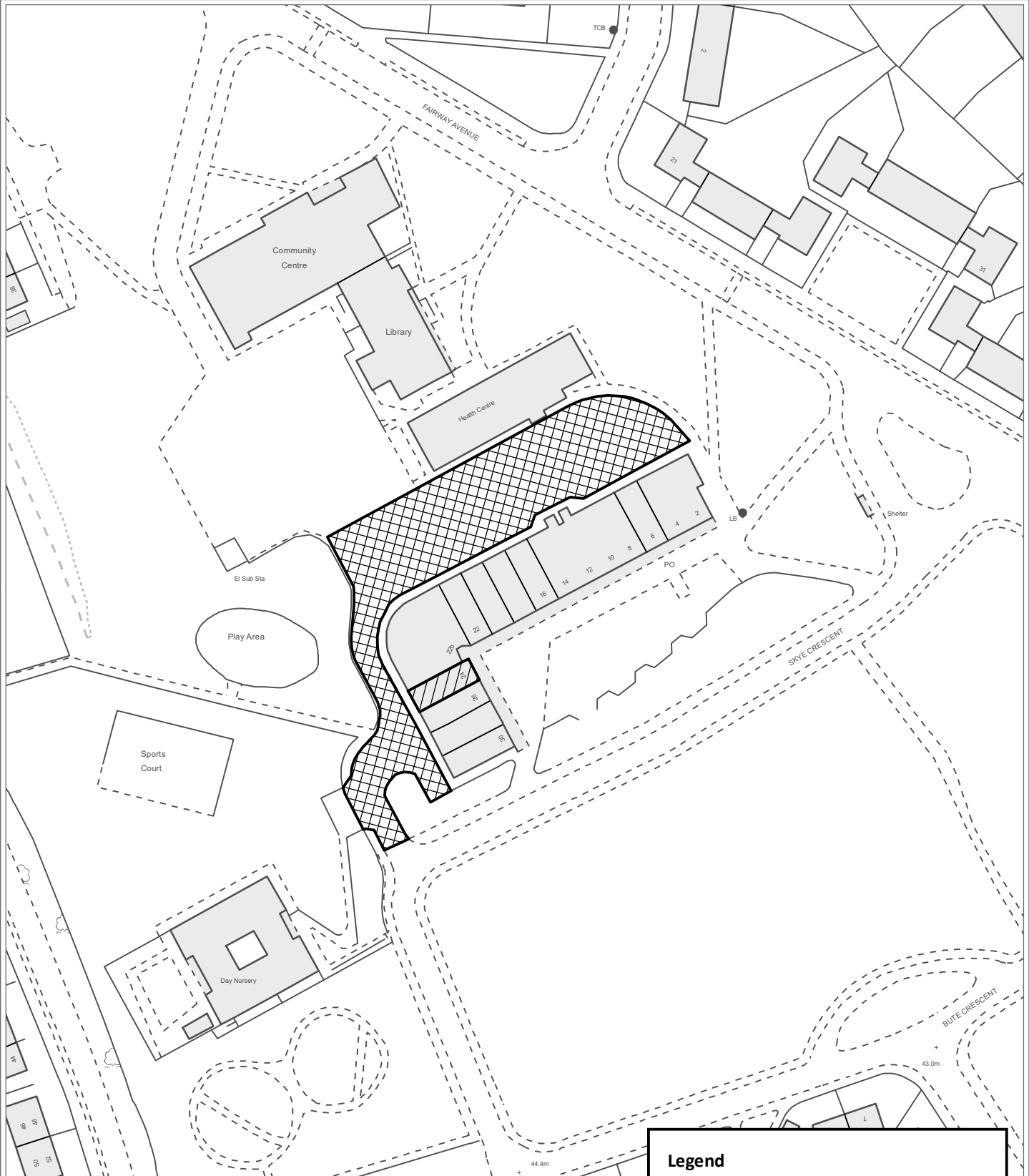
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24 Skye Crescent, Paisley

Report / Lease Plan Ref. E3109

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Date: 18/01/2021



Notes: