

To: Infrastructure, Land & Environment Policy Board

On: 4 November 2020

Report by: Director of Finance & Resources

Heading: Former Fathers Club, Blackstoun Road, Paisley

1. Summary

1.1 This report advises the Board on the provisional terms and conditions agreed for a lease of the former Fathers Club property at Blackstoun Road, Paisley.

2. Recommendations

It is recommended that the Board -

2.1 Grant authority to the Head of Property and the Head of Corporate Governance to conclude a lease of the former Fathers Club property at Blackstoun Road, Paisley, as shown outlined and hatched in red on the attached plan, on the terms and conditions contained in this report.

3. Background

3.1 AS Homes (i.e. A.S. Homes (Scotland) Limited) are the Council's contractor appointed to construct 101 new Council houses as part of the Tannahill area housing investment strategy. The former Fathers Club property in Blackstoun Road is adjacent to this development site and is considered ideal for use as a site office and to provide welfare facilities for use in connection with this development. A short- term lease of this property was recently concluded using the delegated powers of the Head of Property, in order to enable AS Homes to take entry.

- 3.2 The development contract is however expected to last approximately 86 weeks therefore, a lease of this duration requires Board approval.
- 3.3 Discussions have taken place with AS Homes, and the following main terms and conditions of lease have been provisionally agreed.

4. **Proposed terms and conditions of lease**

- 4.1.1 The lease shall be for a period of 86 weeks from the original entry date in the existing short- term lease, to align with the development contract and shall be on the Council's standard Full Repairing and Insuring style of lease.
- 4.1.2 The rent shall be £1.00 pa.
- 4.1.3 The premises shall be used as a site office and welfare facility in connection with the adjacent residential development.
- 4.1.4 Any other reasonable terms and conditions considered necessary to protect the Council's interest.

Implications of the Report

1. **Financial** – None.
2. **HR & Organisational Development** – None.
3. **Community Planning**
Building strong, safe and resilient communities – Assists the increased supply of affordable housing.
4. **Legal** – 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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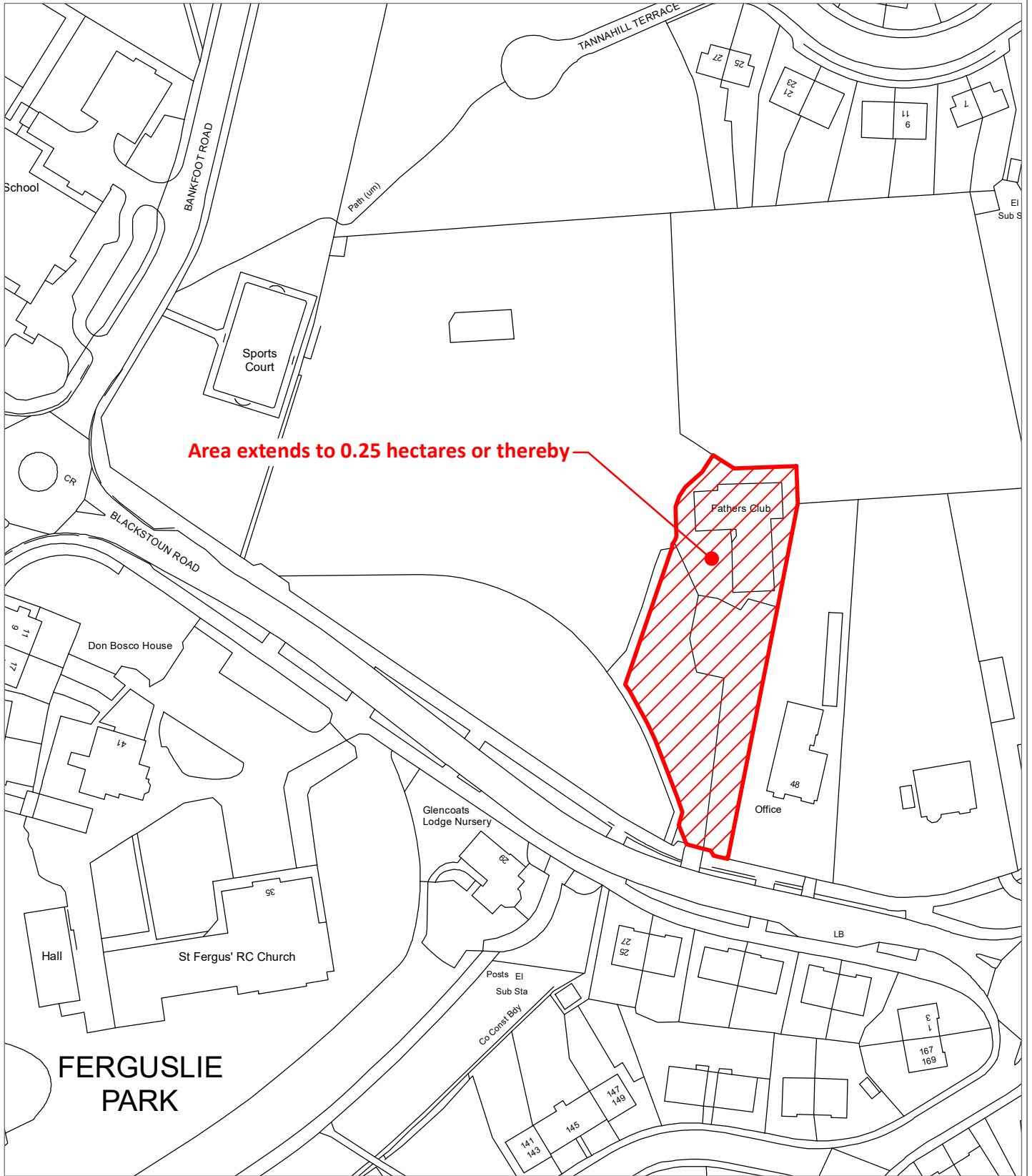
List of Background Papers

- (a) Background Paper 1 – None.
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The Fathers Club, 50 Blackstoun Road, Paisley Lease / Report Plan Ref. E3087



Area extends to 0.25 hectares or thereby

Notes: