

**To:** Infrastructure, Land & Environment Policy Board

**On:** 20 March 2019

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

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**Heading:** Kirklandneuk Playing Field & Pavilion Renfrew Victoria Boys Club

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**1. Summary**

- 1.1 This purpose of this report is to seek approval from the Board for the grant of a new 25year lease to Renfrew Victoria Boys Club for Kirklandneuk Playing Fields and Pavilion.

**2. Recommendations**

It is recommended that the Board:-

- 2.1 Approve the granting of a 25 year lease to Renfrew Victoria Boys club of Kirklandneuk Playing Fields and Pavilion, Ness Road, Renfrew on the terms and conditions detailed within this report.
- 2.2 Authorise the Head of Property and the Head of Corporate Governance to conclude the lease with Renfrew Victoria Boys Club, on the Council's standard Full Repairing & Insuring lease and on such other terms as required to protect the Council's interest.
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**3. Background**

- 3.1 Currently, Renfrewshire Council lease Kirklandneuk Playing Fields and Pavilion to Renfrew Victoria Boys Club as indicated on plan E2867, on a year to year lease at an annual rent of £1545.73, scheduled to terminate on 31 March 2019. This lease is managed on the Council's behalf by Renfrewshire Leisure.

- 3.2 Renfrew Victoria have occupied the Kirklandneuk Playing Fields & Pavilion for more than 10 years, taking occupation when the Council terminated their let at the Moorcroft playing fields, to build the Renfrew Sports Centre.
- 3.3 Renfrew Victoria Boys Club offer football training for various youth teams and currently has 150 players and coaches who benefit from the football service they offer. The club is a registered Charity SCO40287, and as well as offering football coaching, hold an annual charity football tournament and have supported various local charities in the area.
- 3.4 The club has made an application for a Community Asset Transfer of the Kirklandneuk Playing Fields and Pavilion, in terms of a 25year lease. They believe by securing an improved level of tenure they will be able to attract funding from various sources which will enable the club to improve the pavilion and playing fields such that there can be an increased use by the Community and they will be able to grow the club in terms of the number of teams they can provide. They have supplied a business plan indicating how they intend to grow the club and increase the number of teams who will benefit from their investment.
- 3.5 Investment centres around improving the showers, flooring, lighting and externals to the pavilion, forming a small kitchen area to offer food/café type use and improving the drainage of the playing fields, such that an intensified use will be possible.
- 3.6 The club have confirmed they have the support of the Kirklandneuk Community Centre, Management Committee to their proposal. This is important as currently the changing pavilion and the Community Centre are connected in terms of utilities, power, water etc.

#### **4. Analysis of proposal**

- 4.1 The officers Community Asset Transfer Panel, chaired by the Head of Property met on the 15 February to discuss the request by Renfrew Victoria Boys Club. The Panel determined that the Council should support this Community Asset Transfer request and proceed to lease the premises to Renfrew Victoria Boys Club in terms of the 25year lease they have requested.
- 4.2 In terms of leases to football teams, it has been noted that while Renfrew Victoria Boys Club are currently charged a rent of £1,545.73 per annum, the Planning and Property Board in terms of a lease to Erskine YFC and a lease to Houston United, have agreed to lease with the rent specified as £1, if asked. This is to support the local teams who provide a service to their respective communities. Recognising this, and to be consistent, it is proposed that the new lease with Renfrew Victoria Boys Club, should be at a similar concessionary rent of £1, if asked.

## 5 Proposed terms and conditions of lease;

- The lease shall be for a period of 25 years and shall be on the Council's standard Full Repairing and Insuring style of lease. The club will share to cost to maintain the car park and access road which serves the playing fields and the adjacent community centre.
- The initial annual rent shall be £1, if asked.
- As the Pavilion is connected to the existing Community Centre, steps must be taken by the Club to separate services to ensure each building can function independently of each other.
- It is noted that Renfrew Victoria Boys Club, while having coaches who are all PVG approved, they currently do not hold an SFA Quality mark, which is an accreditation from the SFA, which is offered to amateur and youth football clubs to indicate their hard work and dedication to football. The club are to be encouraged to seek and obtain this accreditation.
- The ground shall be leased for use as a football park and pavilion for community use.
- The tenant must be an appropriately constituted group open to all members of the Community to which it serves.
- The tenant shall be responsible for meeting the Council's reasonable legal and professional expenses incurred in concluding the new lease.
- Any other reasonable terms and conditions considered necessary to protect the Council's interest.

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## Implications of the Report

1. **Financial** – Concessionary let to Renfrew Victoria Boys Club will continue to support the community.
2. **HR & Organisational Development** – None.
3. **Community Planning**  
**Our Renfrewshire is thriving** – Will support the community in offering an opportunity to improve individuals' health & wellbeing through football.
4. **Legal** – May will require to conclude new 25 year lease with Renfrew Victoria Boys Club.

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.

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#### **List of Background Papers**

- (a) Background Paper 1 – None.

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Renfrewshire  
Council

# Kirklandneuk Playing Fields & Pavilion, Renfrew

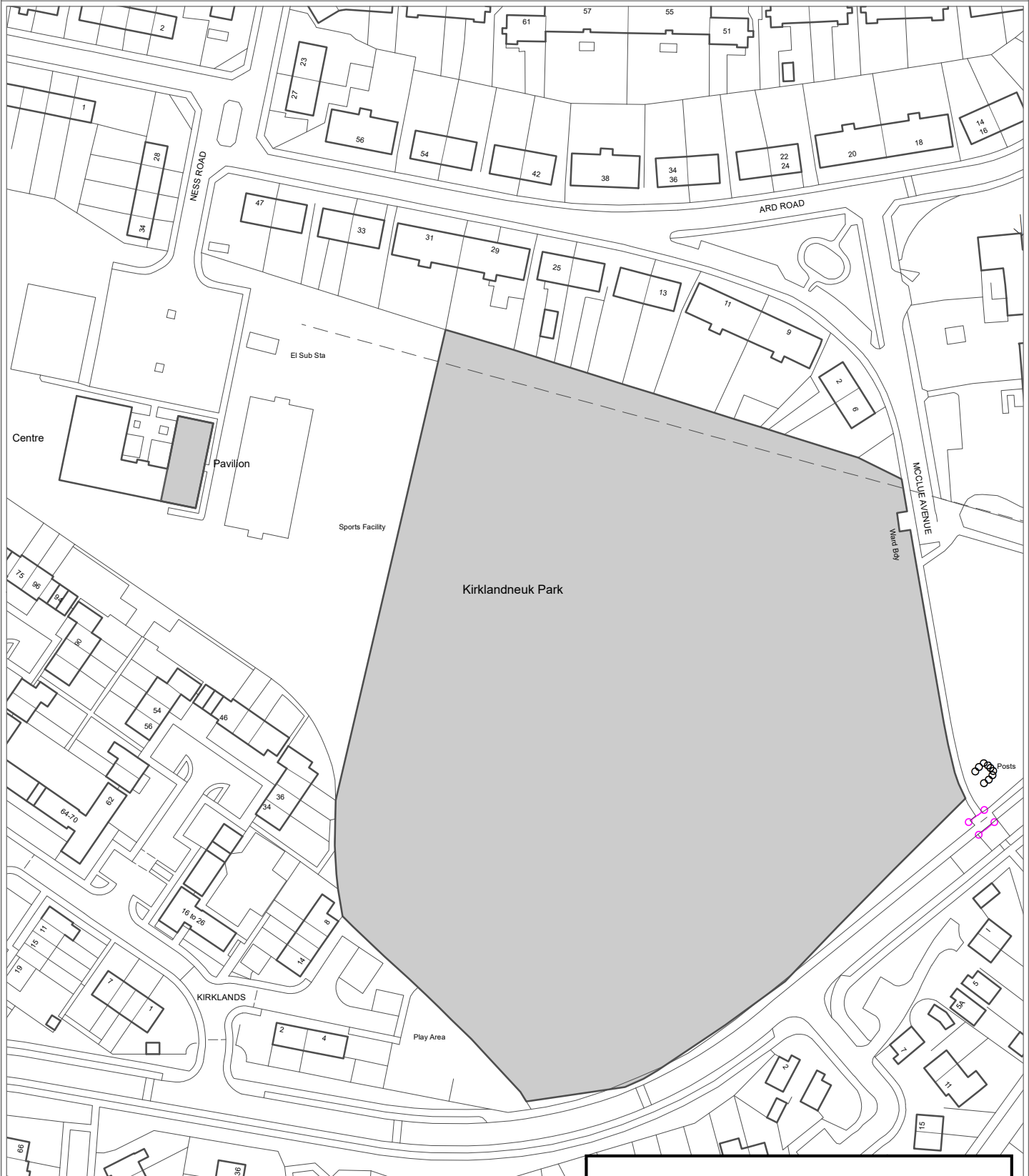
## Report Plan Ref. E2867



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User: howardhaughj2

Date: 26/02/2019



Notes:

### Legend

 Area to be transferred extends to 2.62 hectares or thereby