

**To:** Planning & Property Policy Board

**On:** 14<sup>th</sup> March 2017

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

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**Heading:** Barwood Park, Erskine – Long Lease Request

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## 1. Summary

The purpose of this report is to

- 1.1 Provide an update on the request for a long term lease from Erskine Youth Football Club for the football pitches at Barwood Park, Erskine and associated pavilion.
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## 2. Recommendations

It is recommended that the Board

- 2.1 Authorise the Head of Property Services to continue discussions with Erskine Youth Football Club (hereinafter referred to as EYFC), regarding their interest in securing a long lease for the football pitches at Barwood Park, Erskine, including the pavilion.
- 2.2 The Board is asked to approve a renunciation of the existing lease from the Council to Renfrewshire Leisure Ltd, on EYFC providing a satisfactory business plan.
- 2.3 Authorise the Head of Corporate Governance to conclude the proposed 30 year lease on the terms detailed within this report, subject to EYFC providing a satisfactory business case, approved by the Head of Finance and the Head of Property Services.

- 2.4 Note that the Board of Renfrewshire Leisure will require to confirm its' agreement to the lease renunciation.
- 2.5 Note that the Board can anticipate that it will be asked to consider a future planning application by the club as it has aspirations to develop the pavilion and new facilities within the site, subject to funding.

### 3. **Background**

- 3.1. The land shown on the attached plan (E2599) indicates the football pitches at Barwood Park, Erskine. The subjects extend to 2.75 hectares or thereby.
- 3.2. The subjects were leased to Renfrewshire Leisure Limited (RLL) on 1 July 2015 as part of the first phase of the Cultural Trust.
- 3.3. Renfrewshire Leisure Limited (RLL) had the initial discussions with EYFC over this request and have advised that they would be supportive of the clubs request. They recognise that for this to be taken forward, RLL would need to relinquish its' existing lease of the pitches at Barwood Park. RLL also advised that the Park Mains Community Sports Hub, which EYFC are active members, is also supportive of the application.
- 3.4. EYFC was previously known as Erskine Boys Club, which was founded in 1975 to provide an outlet for the youth in a new community, which at the time had very few recreational facilities.
- 3.5. EYFC has grown steadily over the years and now has approximately 325 male and female playing members and 65 unpaid volunteers / coaches. The club currently have 16 four a side and seven aside teams for players of primary age. In addition to playing organised games at the weekend, players also train up to two nights a week.
- 3.6. EYFC is a registered SCIO (charity number SC047089). The club has achieved an accredited Scottish FA Quality Mark and currently they are at Community Quality Mark Level. They aim to achieve the Legacy Award within the next five years by demonstrating the inclusive nature of the club including those with disabilities, which is something the club are working towards.
- 3.7. The club are keen to expand and have aspirations both in the short, medium and long term. The club currently train and play at Park Mains High School, Erskine Monday to Thursday 6pm until 10pm on a variety of surfaces. The proposed lease at Barwood Park would see training and games, in the future, being moved from Park Mains High School.
- 3.8. They have identified Barwood Park as being a site which they believe would suit their needs. The site is currently underutilised and EYFC have aspirations to develop the site into a fully operational football pitch / training facility for the benefit of both EYFC other neighbouring clubs and the local community. The

subjects as existing would require works to be carried out. The club propose to upgrade the pavilion both internally and externally initially. They would be proposing to replace the existing blaes surface with a 3G astro grass pitch, and thereafter to build a covered 3G astro grass pitch facility. In addition they propose to work with other groups to upgrade the existing path network to encourage more community use and disabled access to the pitches

- 3.9. EYFC have been working with officers to provide a business case which would allow them to initially take on a lease for Barwood Park and additional information is awaited in support. The club currently has a healthy bank balance which officers have had sight of. EYFC in their current financial operation have developed the ability to help and encourage members who perhaps face financial difficulty and who cannot meet the clubs fee. They hold a 20% contingency for fees and collect fees 10 months of the year. This method has been successful to date and will continue to be in place as the club grows.

#### **4. Provisional Terms & Conditions**

- 4.1. Renfrewshire Council will grant to Erskine Youth Football Club a 30 year Full Repairing and Insuring lease of the pitches and pavilion indicated on the attached plan (E2599).
- 4.2. The tenants, EYFC, shall have a tenant only break option at 10 year intervals
- 4.3. The initial rent shall be the sum of £1, if asked.
- 4.4. The lease will provide that the pitches shall be used primarily for football matches / training purposes and for associated community use.
- 4.5. Renfrewshire Council, Renfrewshire Leisure and EYFC, shall all meet their own respective professional and legal expenses in the lease renunciation between the Council and Renfrewshire Leisure, and the grant of the new 30 year lease by the Council to EYFC.
- 4.6. EYFC shall meet any land transaction tax, stamp duty or registration dues with registering the lease.
- 4.7. Any other terms and conditions deemed necessary by the Head of Property Services or the Head of Corporate Governance to protect the Council's interest..

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#### **Implications of the Report**

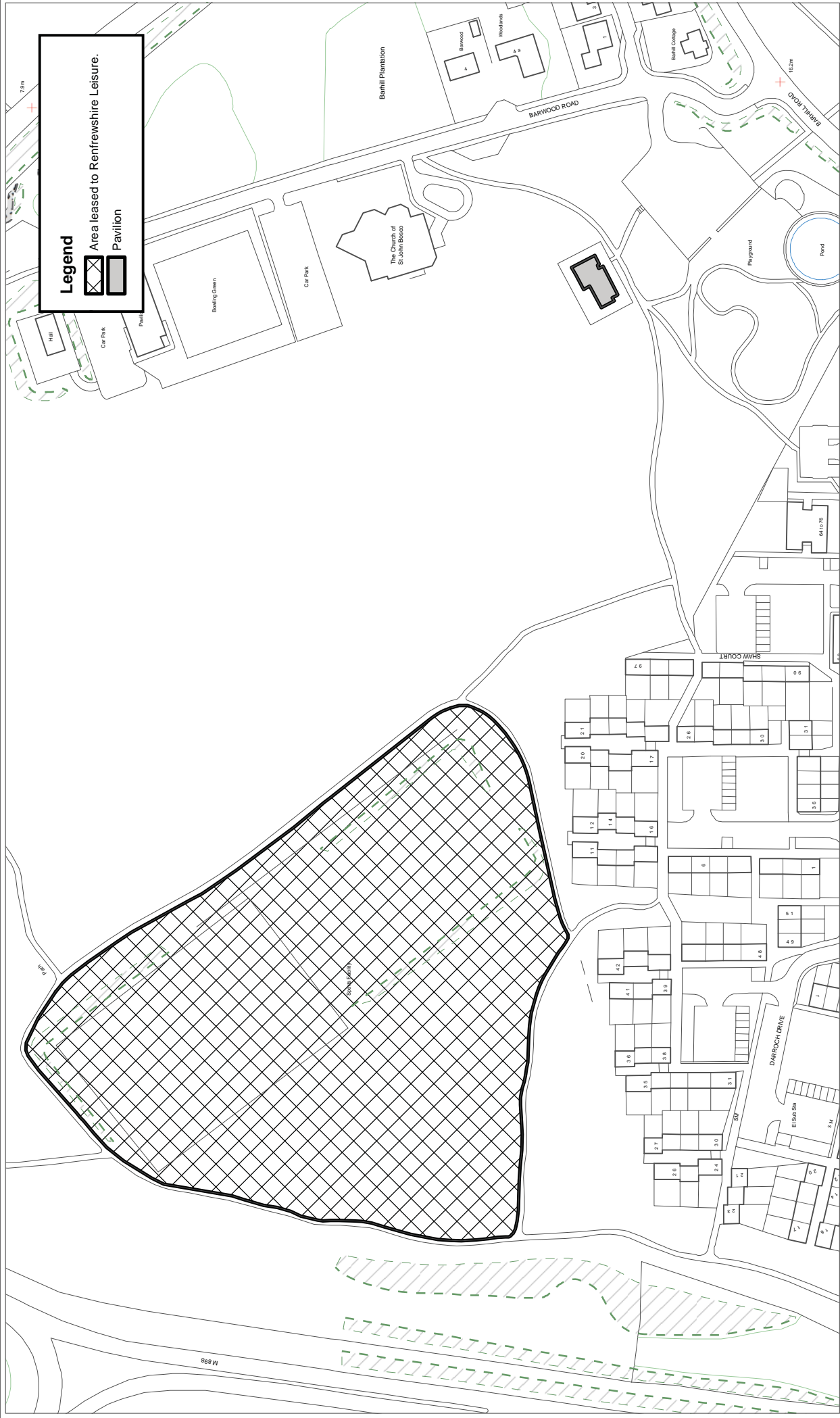
1. **Financial** – None.
2. **HR & Organisational Development** – Not Applicable.

3. **Community Planning –**
  - a. **Children and Young People** – An underutilised football pitch and pavilion will be improved and developed for the Community at large.
  - b. **Community Care, Health & Wellbeing** – The increased use of football pitch will enable EYFC to take forward numerous football and other sport related activities for the benefit of the local community.
  - c. **Empowering our Communities** – EYFC will continue to be operated by the community who will be able to improve the subjects for the benefit of the local community both young and old.
4. **Legal** – Conclusion of a lease with EYFC following submission of an acceptable business plan, and renunciation of a lease from Renfrewshire Leisure Ltd.
5. **Property/Assets** – As per report.
6. **Information Technology** – Not Applicable
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. 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** – Not Applicable.
9. **Procurement** –Not Applicable.
10. **Risk** – Not Applicable.
11. **Privacy Impact** – Not Applicable.

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# Barwood Park, Erskine

## Report Plan Ref. E2599



User: howardhaughj2

Date: 22/02/2017

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