
To: Infrastructure Land & Environment Policy Board

On: 23 January 2019

Report by: Director of Finance & Resources

Heading: Community Asset Transfer Request (2) – Land within the On-X,
Linwood

1. **Summary**

- 1.1 Provide an update on the request for Kilbarchan Amateur Athletics Club (hereinafter referred to as Kilbarchan Harriers) request for an Asset Transfer for land at the On-X by way of a long-term lease (30 years) in accordance with the Community Empowerment (Scotland) Act 2015.
-

2. **Recommendations**

- 2.1 It is recommended that the Board: -
- 2.2 Authorise the Head of Corporate Governance to accept a renunciation of part of the lease with Renfrewshire Leisure for the area of ground indicated on the attached plan, which is subject to this Community Asset Transfer Request.
- 2.3. Approve the Community Asset Transfer Request.
- 2.4 Authorise the Head of Corporate Services to conclude a long-term lease of 30 years on the terms detailed within this report with Kilbarchan Harriers.

- 2.5 Note that the officer Community Asset Transfer Panel, chaired by the Head of Property was convened on the 1 November 2018 and upon reviewing the application and supporting documentation determined to support this proposal.
-

3. Background

- 3.1 The land shown on the attached plan E2808 Linwood Community Sports Hub, indicates the area of land with which Kilbarchan Harriers seek to occupy within the On-X Sports Facility, Linwood. The subjects extend to approximately 4,380 sqm.
- 3.2 Kilbarchan Harriers have resided in the premier division of the Scottish Athletics' league, and they have a membership of over 525 (as at May 2016).
- 3.3 The club currently utilise the outdoor track and field facilities at the On-X Sport Centre. During inclement weather, Kilbarchan Harriers' struggle to adequately accommodated their members. They do utilise the facilities within the On-X along with other nearby facilities, but the facilities cannot always accommodate the groups requirements due to public bookings and other groups prior bookings.
- 3.4 The proposed new custom-built facility at the On-X, would provide a 60m sprint track with jumping and throwing areas providing fully accessible facilities for multi-functional use for other activities. The proposal has been supported by various groups including Sports Scotland. Scottish Athletics have also identified the Kilbarchan Harriers proposal for land at the On-X, Linwood as being an important project within the National Facilities Strategy.
- 3.5 The proposal is for the club to lease the area of ground as highlighted within the attached plan at an annual rental of £1 (if asked). The club then will build their own custom-built facility which will enable them to train all year round within their own facility whilst being part of the On-X sports village. Renfrewshire Leisure have been supportive of the proposal and have agreed to relinquish their existing lease of the ground to support the facility and encourage the creation of a supporting sports facility.
- 3.6 The facility is estimated to cost in the region of £1.07m excluding VAT and the club have secured substantial funding of £1.137m, which includes £500,000 from Renfrewshire Council. The club are confident that they will be exempt from VAT.

- 3.7 The site initially was not the preferred option however following discussions / preliminary investigations it is now the only area being considered. Further detailed site investigations require to be undertaken which may impact upon the estimated costs. The business case and current estimated costs were reviewed by the Community Asset Transfer Panel, which were satisfied by the proposal.
- 3.8 The club have planning permission, but it should be noted that they will still be required to apply for a building warrant;
- 3.9 The funding allocated by the Council is subject to the following
- The club securing sufficient funding for the proposed development and completion of the same.
 - The Club and Council agree lease terms for the land required.
 - The Club obtain all necessary statutory consents
 - The Club provide to the Council and Renfrewshire Leisure a safe working delivery plan for the development of their new centre with no impact on the Linwood On-X operations..

Implications of the Report

1. **Financial** – There is a potential short fall in terms of the funding which the club have secured to date and the potential build cost however until site investigations are carried out the shortfall is unknown or indeed may not apply.
2. **HR & Organisational Development** - Nil
3. **Community/Council Planning** –
 - *Our Renfrewshire is thriving – new sports facility to enhance the locality;*
 - *Our Renfrewshire is well – Sports facility to enhance sporting activity, health and well-being;*
 - *Our Renfrewshire is fair - providing sporting opportunities to the local community and beyond;*
 - *Reshaping our place, our economy and our future - creating a safe environment.*
4. **Legal** – Renfrewshire Leisure have confirmed that they are happy to relinquish their lease of the land. This would need to be completed in advance of any asset transfer taking place.
5. **Property/Assets** – The land would be transferred to the club for a period of 30 years at a rental of £1pa if asked; There are no anticipated property concerns as the remaining land will be in Council ownership and use.

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 because for example it is for noting only. 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. (Report author to arrange this).
 8. **Health & Safety** – Not applicable
 9. **Procurement** – Not applicable
 10. **Risk** – Please refer to section 3.6
 11. **Privacy Impact** – not applicable
 12. **Cosla Policy Position** – not applicable.
-

Author: Gillian Beattie
Senior Asset & Estates Surveyor
Asset & Estates
0141 618 6173



Renfrewshire
Council

Land at Brediland Road, Linwood

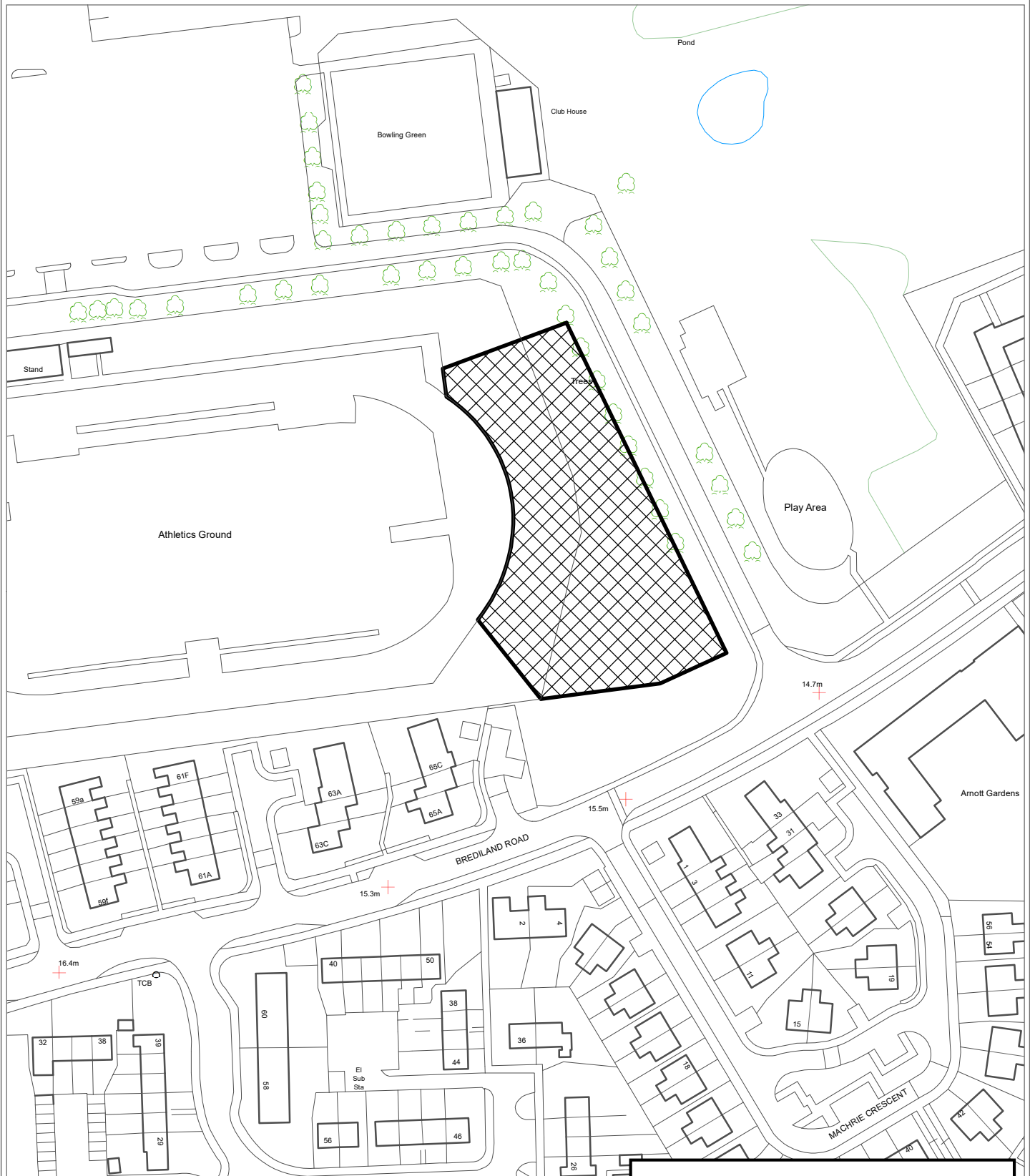
Report Plan Ref. E2808



1:1,500


User: howardhaughj2

Date: 14/12/2018



Notes:

Legend

 Area to be relinquished from Renfrewshire Leisure lease

Ordnance Survey Mapping - © Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100023417. Aerial Photography 2009 - Cities Revealed © copyright by The GeoInformation @ Group, 2009 and Crown Copyright © All rights reserved. Aerial Photography 2004/6 - © 2004 Getmapping plc © 2006 Getmapping plc Aerial Photography 2001 - Cities Revealed © copyright by The GeoInformation @ Group, 2009 and Crown Copyright © All rights reserved. Historic Map Data - © Crown Copyright and Landmark Information Group Limited 2012. All rights reserved.