

Minute of Meeting Community Asset Transfer Review Sub-Committee

Date	Time	Venue
Friday, 20 January 2023	10:00	Microsoft Teams Meeting,

Present: Councillor Michelle Campbell, Councillor Audrey Doig, Councillor Chris Gilmour, Councillor James MacLaren, Councillor John McNaughtan

Chair

Councillor Campbell, Convener presided.

In Attendance

A Morrison, Head of Economy & Development Services, S Inrig, Assistant Manager (Employability), T Morlan, Social Enterprise Officer, and E Shearer, Economic Regeneration Officer, (all Chief Executive's); G McNeil, Director (Environment & Infrastructure); G Hunter, Chief Economic & Regeneration Officer (Communities & Housing); N Young, Assistant Managing Solicitor (Litigation & Advice), E Currie and E Gray, both Senior Committee Services Officers, J Barron, Assistant Committee Services Officer, and D Pole and J Whitehead, both End User Technicians.

Webcasting of Meeting

Prior to the commencement of the meeting the Convener intimated that this meeting of the Sub-committee would be filmed for live or subsequent broadcast via the Council's internet site.

Declarations of Interest

There were no declarations of interest intimated prior to the commencement of the meeting.

1 Review Request by Kelburne Hockey & Community Sports Club Re: Ralston Community Sports Centre

There was submitted a report by the Director of Finance & Resources relative to a Community Asset Transfer (CAT) review request which had been submitted by Kelburne Hockey and Community Sports Club (KHCS) in relation to their transfer request for Ralston Community Sports Centre (RCSC).

The report provided a background to the review request, detailing that a CAT request had been submitted by KHCS for the transfer of RCSC and had subsequently been rejected by the Council's Community Asset Transfer Panel as set out in a decision notice dated 30 August 2022. The Community Empowerment (Scotland) Act 2015 prescribed that an applicant whose transfer request was rejected was entitled to request a review of the decision. KHCS submitted a review request on 29 September 2022 which had to be determined by 28 March 2023. Members were provided with a copy of the procedure to be followed when considering a CAT review request, a note of general legal advice and a pack containing the original application and review documentation.

The Head of Economy & Development Services highlighted an error in Property/Asset Implications section of the cover report which stated that, should the CAT request be approved, RCSC would be transferred out of Council ownership. The transfer request sought a 50-year lease with the centre remaining in Council ownership. It was also noted that in the minute of the Community Asset Panel meeting on 2 August 2022 it was stated that the RCSC building was a Category C listed building. The building was actually a Category A listed building.

The Sub-committee members considered whether there was sufficient information available to determine the review without a requirement for further proceedings. Following discussion, Councillor Campbell, seconded by Cllr McNaughton moved:

(a) That consideration of the CAT review request be continued to a future meeting to allow for further information to be provided by way of written submissions;

(b) That correspondence be sent to KHCS requesting that written submissions be made to provide further information, providing evidence and working wherever possible, around:

(i) How Kelburne Hockey & Community Sports Club met the criteria to be considered a Community Transfer Body as set out by the Community Empowerment (Scotland) Act 2015;

(ii) The basis upon which they believed the lease of the property at the minimal £1 rate was viable to the Council across a 50-year period;

(iii) Detail on how the club would ensure that there was enough funding to address any unforeseen financial costs including information around the potential requirement for maintenance work of the Category A listed building;

(iv) The anticipated footfall associated with the immediate relocation of hockey games and training to RCSC, the days and times when this would occur, the impact on the local community and the steps which would be taken to mitigate any impact;

(v) The opportunities which would be provided to small businesses and social enterprise;

(vi) The community engagement which took place including which groups were met with, when and how often these meetings took place and any notes which were taken at these meetings;

(vii) Any consultations which took place, including but not limited to those relating to lighting, noise pollution and drainage, prior to submitting the application, detailing who was consulted with, the nature of the consultation, dates, the questions asked and the control measures which were in place;

(viii) Discussions with the Council and Renfrewshire Leisure (now OneRen) around replacing an established hockey pitch with a football pitch to ensure the number of available pitches would not be reduced and consultation with current users of RCSC in this connection;

(ix) Meetings with the Council Leader and the Cabinet Secretary for Finance and the Economy of Scotland and any financial working which came out of these meetings;

(x) An update on the funding sources which were listed as 'under discussion' or 'identified' and how the updated position would impact the business plan;

(xi) The availability of grass pitches and the booking system used for these;

(xii) How the figures in the revenue forecast were determined and detail of financial contingency planning;

(xiii) Any work carried out to assess the impact of extending the site footprint in terms of parking and vehicle access;

(xiv) Measures which would be put in place to ensure the longevity of RCSC; and

(xv) Management of drainage issues, particularly with regard to the use of a water-based pitch;

(c) That correspondence be sent to OneRen requesting that written submissions be made to provide information around:

(i) Any funding applications which had been made in relation to Ralston and any other funding sources which One Ren were eligible to apply for;

(ii) Forecast costs associated with the centre including the cost of relaying the synthetic turf and maintaining the A-listed building; and

(iii) An up-to-date summary of the number of service users at Ralston along with a forecast of user numbers; and

(d) That correspondence be sent to Paisley East and Whitehaugh Community Council and Ralston Community Council requesting that written submissions be made outlining any engagement which was carried out by KHCS in relation to their transfer request.

This was agreed unanimously.

DECIDED:

(a) That consideration of the CAT review request be continued to a future meeting to allow for further information to be provided by way of written submissions;

(b) That correspondence be sent to KHCS requesting that written submissions be made to provide further information, providing evidence and working wherever possible, around:

(i) How Kelburne Hockey & Community Sports Club met the criteria to be considered a Community Transfer Body as set out by the Community Empowerment (Scotland) Act 2015;

(ii) The basis upon which they believed the lease of the property at the minimal £1 rate was viable to the Council across a 50-year period;

(iii) Detail on how the club would ensure that there was enough funding to address any unforeseen financial costs including information around the potential requirement for maintenance work of the Category A listed building;

(iv) The anticipated footfall associated with the immediate relocation of hockey games and training to RCSC, the days and times when this would occur, the impact on the local community and the steps which would be taken to mitigate any impact;

(v) The opportunities which would be provided to small businesses and social enterprise;

(vi) The community engagement which took place including which groups were met with, when and how often these meetings took place and any notes which were taken at these meetings;

(vii) Any consultations which took place, including but not limited to those relating to lighting, noise pollution and drainage, prior to submitting the application, detailing who was consulted with, the nature of the consultation, dates, the questions asked and the control measures which were in place;

(viii) Discussions with the Council and Renfrewshire Leisure (now OneRen) around replacing an established hockey pitch with a football pitch to ensure the number of available pitches would not be reduced and consultation with current users of RCSC in this connection;

(ix) Meetings with the Council Leader and the Cabinet Secretary for Finance and the Economy of Scotland and any financial working which came out of these meetings;

- (x) An update on the funding sources which were listed as 'under discussion' or 'identified' and how the updated position would impact the business plan;
 - (xi) The availability of grass pitches and the booking system used for these;
 - (xii) How the figures in the revenue forecast were determined and detail of financial contingency planning;
 - (xiii) Any work carried out to assess the impact of extending the site footprint in terms of parking and vehicle access;
 - (xiv) Measures which would be put in place to ensure the longevity of RCSC; and
 - (xv) Management of drainage issues, particularly with regard to the use of a water-based pitch;
- (c) That correspondence be sent to OneRen requesting that written submissions be made to provide information around:
- (i) Any funding applications which had been made in relation to and any other funding sources which One Ren were eligible to apply for;
 - (ii) Forecast costs associated with the centre including the cost of relaying the synthetic turf and maintaining the A-listed building; and
 - (iii) An up-to-date summary of the number of service users at Ralston along with a forecast of user numbers; and
- (d) That correspondence be sent to Paisley East and Whitehaugh Community Council and Ralston Community Council requesting that written submissions be made outlining any engagement which was carried out by KHCS in relation to their transfer request.