

To: Infrastructure, Land & Environment Policy Board

On: 15 June 2022

Report by: Chief Executive

**Heading: India Tyres Playing Fields, Community Asset Transfer request by
Inchinnan Development Trust**

1. Summary

1.1 The purpose of this report is to ask the Board to approve a new 50-year lease to Inchinnan Development Trust for the India Tyres Playing Fields, Inchinnan under Part 5 of the Community Empowerment (Scotland) Act 2015.

2. Recommendations

2.1 It is recommended that the Board:-

- i) Approve the granting of a 50-year lease through Community Asset Transfer to Inchinnan Development Trust (IDT) for the India Tyres Playing Fields, India Drive, Inchinnan on the terms and conditions detailed within this report;
 - ii) Authorise the Head of Economy and Development and the Head of Corporate Governance to conclude the lease with Inchinnan Development Trust, 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. India Tyres Playing Fields are a legacy asset from the Rubber Works and Dunlop Tyres operations that previously used the site and were created as a recreation facility for employees by the owners in the mid-1920s.

- 3.2. Following the end of its industrial use, the brownfield site was regenerated for different uses under the ownership of Scottish Enterprise and the adjacent playing fields retained for community use. Since the 1990's, the playing fields have been maintained and kept in operation through the actions of residents and the residents' association.
- 3.3. Renfrewshire Council purchased the Playing Fields for a nominal sum from Scottish Enterprise with ownership transferred on 5 February 2021. The fields were purchased with the purpose of transferring them to a local organisation for their future care and maintenance, as well as to facilitate long-term use as a community asset.
- 3.4. A stipulation of the Disposition in favour of Renfrewshire Council is that *"the property shall be used for community purposes which benefit the local community on a not for profit basis, including, but not limited to, as an open space for outdoor sports and recreation"*.

4. Community Asset Transfer Request

- 4.1. A Community Asset Transfer Request has been submitted by Inchinnan Development Trust under Part 5 of the Community Empowerment (Scotland) Act 2015 (the Act). The request is for a long-term lease, 50+ years, of the asset at £1 per annum, if asked.
- 4.2. Inchinnan Development Trust (IDT) is a community, not for profit organisation established in 2020 to preserve and develop local woodlands and green spaces, principally within the Inchinnan Community Council area. IDT is a Company Limited by Guarantee (SC659896) and as such is eligible as a Community Transfer Body under the Act.

Summary of CAT Request

- 4.3. Initial proposals for the site are to retain the existing use. IDT are working in Partnership with St Mirren Youth Football Club (SMYFC) who currently train and play from the site as their home ground.
- 4.4. Arrangements with SMYFC include ongoing maintenance of the fields and joint working to invest and develop the fields to include a 3G pitch.
- 4.5. Proposals include, to increase range of sports uses; to re-build the pavilion that previously stood on the site; to improve SUDS drainage; and to create wider community health and wellbeing uses such as community allotments, a walking circuit, tree planting, a dog park and small play area.
- 4.6. Benefits of the proposal include:
 - the retention of part of the community's industrial heritage;
 - the restoration of a large open space for multiple uses;
 - targeted improvements increasing footfall for a wider range of people;
 - contribute to the health and wellbeing of individuals of all ages; and

- enhancement of the local area through environmental improvements.
- 4.7. Developments are planned to be carried out on a phased basis over 5 years:
- Phase 1 (2023/24) - improved drainage across the site to prevent waterlogging; mile-long circular walking track with rest benches and information boards; improved access points and pathways across the site; and improved car parking area for site users.
 - Phase 2 (2024/25) – rewilding across the site to improve biodiversity; play park area; and no-dig community allotment space (raised beds).
 - Phase 3 (2025/26) – 3G synthetic football pitch; and new community pavilion.
- 4.8. The attached plan E3235 shows the location and extents of the site requested for transfer.

Evaluation of CAT Request

- 4.9. The CAT Panel met to consider this request on 9 May 2022 and agreed to recommend the proposal to the ILE Board for approval.
- 4.10. The recommendation from the CAT Panel to approve was subject to the following conditions being met by IDT within 6 months of the date of agreeing the lease with Renfrewshire Council :
- a) Clarification of the relationship between IDT and St Mirren Youth Football Club. IDT have confirmed that they are working in partnership with SMYFC who are providing ground maintenance in return for being able to continue playing in the fields post-transfer and who are providing expertise and joint investment to develop the fields. Post-transfer, SMYFC will become a tenant of IDT with an in-kind sub-lease agreement in exchange for continued maintenance of the site.
 - b) Evidence of revenue streams in the business plan for the ongoing maintenance, insurance and sustainability of the site. IDT are working with the University of West of Scotland to develop a full five-year Business Plan and to extend income and expenditure projections for the next three years.
- 4.11 It is now considered that IDT have met these conditions of lease and hence this report recommends that Board approve the C.A.T request on the terms outlined.

Implications of the Report

1. **Financial** – None.
2. **HR & Organisational Development** – None.
3. **Community Planning**

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4. **Legal** – Policy and Procedures support the Council in complying with Part 5 of the Community Empowerment (Scotland) Act 2015.
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.

List of Background Papers

- (a) None.

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