

To: Infrastructure, Land & Environment Policy Board

On: 31 August 2022

Report by: Chief Executive

Heading: Disposal of Woodlands Bowling Club, Brediland Road, Linwood

1. Summary

- 1.1 The purpose of this report is to ask the Board to approve the sale of Woodlands Bowling Club to Woodlands Community Bowling Club SCIO (SC050436) under Part 5 of the Community Empowerment (Scotland) Act 2015.

2. Recommendations

It is recommended that the Board:-

- 2.1 Note the sale of Woodlands Bowling Club premises to Woodlands Community Bowling Club SCIO (SC050436) under Part 5 of the Community Empowerment (Scotland) Act 2015; and
- 2.2 Authorise the Head of Economy and Development and the Head of Corporate Governance to conclude the sale with Woodlands Community Bowling Club at the price offered in the Community Asset Transfer (CAT) Request, and on such terms as required to protect the Council's interest.
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3. Background

- 3.1 Part 5 of the Community Empowerment (Scotland) Act 2015 introduced the right for community bodies to request outright ownership, short or long term lease or other rights over any land or property owned or leased by the Council.

- 3.2 The Act requires local authorities to assess requests transparently against a specified list of criteria, and to agree the request unless there are reasonable grounds for refusal.
- 3.3 The Council's CAT Panel (officers) met on 2nd August 2022 and, there being no reasonable grounds to refuse, approved the CAT request for outright ownership at the offered price of £1.
- 3.4 The Club will require continued access through and use of the car park and road which serves the bowling club and On-X sports centre.

4. Summary of CAT Proposal

- 4.1 Woodlands Community Bowling Club first submitted a CAT request to purchase Woodlands Bowling Club in November 2020.
- 4.2 Due to delays as a result of Covid-19, the CAT request was not considered by officers until January of this year.
- 4.3 Following amendments to the CTB's constitution and update to their business case, the request was validated on 20 May 2022.
- 4.4 Notice of the CAT request was advertised on the Council website and in the local community between the dates of 23rd May and 1st July. No formal representations were made.
- 4.5 The CTB intends to continue to spend a substantial amount on the maintenance and renovation of the property and ground, to secure the long-term future of the asset for the Club, thus relieving Renfrewshire Council of any further expenditure and involvement maintaining same.
- 4.6 Benefits from the transfer of ownership are cited in the CAT request, and include:
- secure the future of an established community-based sport within the local community;
 - members of the local community will continue to benefit from Club activities and events which help people to lead healthier lives and support people living with long term conditions or mental health issues;
 - continue to deliver a programme of regular activities throughout the year which provide opportunities to bring people together to socialise helping to reduce social isolation and loneliness;
 - provide access for children and young people in the local community to build confidence, gain new skills, and interact with different age groups through the sport of outdoor and indoor bowling, both as a leisure pursuit and as a competitive sport.
- 4.7 The Club currently pays 15% of its bar takings to the Council as rent, applied retrospectively.

Securing the future of the asset through the CAT process will enable income generated through Club events and activities to be used to re-invest in the ongoing provision of community-based activities and maintenance of a community-based asset.

5. Proposed Terms and Conditions

- 5.1 The Club shall be allowed to purchase the asset for £1.
- 5.2 The Club will continue to have access through and use of the carpark at On-X and the access road from Brediland Road.
- 5.3 The Club will be responsible for a share of the repair and maintenance costs of the car park and access road; share to be determined.

Implications of the Report

- 1. **Financial** – The Club will retain all income and profit from activities including bar takings.
- 2. **HR & Organisational Development** – None.
- 3. **Community Planning**

Our Renfrewshire is well – the CAT supports the wellness and resilience of our citizens and communities.

4. Legal

- (a) The CAT request and CTB comply with the requirements of Part 5 of The Community Empowerment (Scotland) Act 2015.
- (b) Sale must be concluded within 6 months of a formal offer being submitted by the 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.

List of Background Papers

- (a) None.

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