

EAST RENFREWSHIRE COUNCILCABINET14 September 2017Report by Director of EnvironmentPROPOSED LEASE EXTENSION, BRIG O'LEA STADIUM, UPLAWMOOR ROAD,
NEILSTON**PURPOSE OF REPORT**

1. The purpose of this report is to seek Cabinet approval for the proposed extension of the lease of Brig O'Lea Stadium to Neilston Juniors Football Club.

RECOMMENDATION

2. It is recommended that the Cabinet approve the proposed extension of the duration of the Council's lease of Brig O'Lea Stadium to Neilston Juniors Football Club.

BACKGROUND AND REPORT

3. Neilston Juniors Football Club has advised that it has played at Brig O'Lea Stadium, Neilston since 1945. The club's current occupation is regulated by a lease dating from 2001, expiring in 2020. The rent under the existing lease is £1,250 per annum subject to review at 5 yearly intervals, the last being 28 February 2016.

4. The club are seeking to extend the lease by 25 years to the year 2045. This is with a view to the club securing external funding for a proposed synthetic pitch and associated improvement of the facilities at Brig O'Lea. The club has advised that the new pitch would enable more intensive use without detriment to the playing surface, as experienced with the existing grass pitch. Being a community focused club, at the heart of Neilston village, it wishes to create an overarching Neilston Community Sports Club to include Neilston Wasps (an affiliated club of some 180 youngsters also based at Brig O'Lea).

5. The English Sewing Cotton Company Limited, a former major employer in the village, gave the land to the District Council of the Second District of the County of Renfrew specifically for the benefit of the residents of Neilston and district and for no other purpose. This is subject to the site being re-conveyed to the company for nil consideration, should the Council have no further use.

6. To apply for funding the club needs to demonstrate that the Council, as landlord, is supportive and prepared to grant the required lease extension. It is therefore proposed to grant the lease on the basis of the following heads of terms:

- That the existing lease of Brig O'Lea Stadium to Neilston Juniors Football Club is extended by 25 years until 2045.
- The proposed lease extension being contingent on funding being secured to facilitate the development of the proposed synthetic football pitch.
- The Council's reasonable legal and surveyor's fees being reimbursed.
- All other necessary terms and conditions shall be a matter for negotiation between respective parties' solicitors.

FINANCE AND EFFICIENCY

7. The proposal will enable the club to apply for funding to improve its facilities by development of the proposed synthetic pitch and the potential for wider community benefit without cost to the Council.

CONSULTATION

8. There has been consultation within the Environment Department.

PARTNERSHIP WORKING

9. The proposal to extend the duration of the lease as proposed has no partnership working implications.

IMPLICATIONS OF THE PROPOSAL

10. There are no staffing, equality or sustainability implications associated with this report.

11. The proposal in this paper will assist the Council to achieve the Single Outcome Agreement that's East Renfrewshire Residents are fit and active and have the skills for learning, life and work (SOA2).

CONCLUSIONS

12. The proposed lease extension will enable significant external funding to be secured to create a new synthetic playing surface.

RECOMMENDATION

13. The Cabinet approve the proposed extension of the duration of the Council's lease of Brig O'Lea Stadium to Neilston Juniors Football Club.

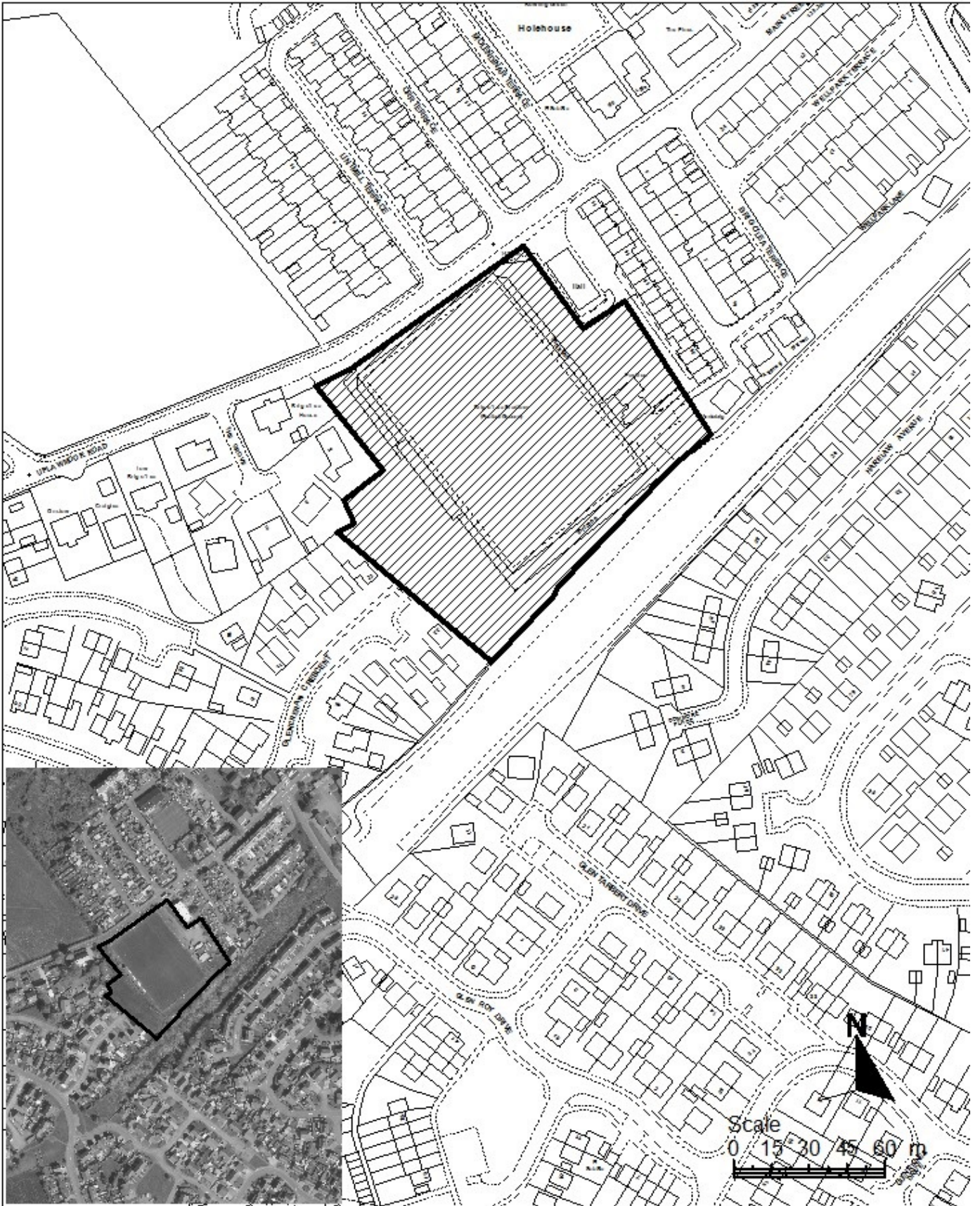
Director of Environment

Further information can be obtained from Phil Daws, Head of Environment (Strategic Services) 0141 577 3186 or phil.daws@eastrenfrewshire.gov.uk

Convener contact details

Councillor Tony Buchanan
(Leader of the Council)

Home: 0141 577 5717
Office: 0141 577 3107/8



Brig o'lea Stadium (Neilston Juniors FC)
Neilston



MAP REFERENCE: NS4756NW

DATE: 30/05/2017

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