

WEST DUNBARTONSHIRE COUNCIL**Report by Chief Officer: Resources****Infrastructure Regeneration and Economic Development Committee:****7 February 2024**

Subject: Lease of The HUB, Kilbowie Road, Clydebank**1. Purpose**

- 1.1** The purpose of this report is to seek Committee approval for West Dunbartonshire Council (the Council) to transfer The HUB, Kilbowie Road, Clydebank (the Hub) to Dynamite Gymnastics Club (the club).

2. Recommendations

- 2.1** It is recommended that the Committee:
- (i) Approves lease of the Hub for a period of 25 years, commencing 31 January 2025, to Dynamite Gymnastics Club for £42,000 per annum.
 - (ii) Authorises the Chief Officer Resources to conclude negotiations.
 - (iii) Authorises the Chief Officer Regulatory and Regeneration to conclude the transaction on such conditions as considered appropriate.

3. Background

- 3.1** In March 2023, as part of savings options put forward to address a £21million budget gap, members agreed to review community facility provision, across West Dunbartonshire. The review sought to reduce the provision to a level more consistent with neighbouring local authorities and address reduced usage post-pandemic. Transferring responsibility to manage and control community facilities to voluntary organisations through a combination of community asset transfers or community lease arrangements would reduce the costs to West Dunbartonshire Leisure Trust and the Council.
- 3.2** Whilst the Hub was not part of this initial review the Council continue to engage with groups across the authority to encourage transfer of ownership where possible either by disposal, community asset transfer or lease arrangements.

4. Main Issues

- 4.1** Dynamite Gymnastics Club was formed in 2004 to provide gymnastics activities for children and young people. The club is Gymmark Accredited and currently has around 400 members actively participating in classes on a

weekly basis. They are based in Clydebank with easy road links to Glasgow, East Dunbartonshire, Erskine and Renfrew.

- 4.2** The club activities include general gymnastics classes from ages 3 & upwards. Gymnasts work towards the British Gymnastics award schemes along with competitive opportunities in tumbling, floor & vault, trampoline & double mini tramp. The club also have two highly successful display teams who have won titles at various display festivals.
- 4.3** The club are currently based in premises at North Avenue in Clydebank Business Park under a lease due to expire in 2025 and are seeking to secure alternative premises when their current lease expires. They have identified the Hub as a potential new location.
- 4.4** The market rent for lease has been agreed, in principle, subject to the club's formal approval, at £42,000 per annum on a new lease to commence in 2025.
- 4.4** The Hub is located on Kilbowie Road, Clydebank and extends to 1,600 m2 or thereby predominately over ground and first floor levels.
- 4.5** The Hub offers a sports hall suitable for a number of activities such as badminton, short tennis and 5 a-side football. There are also a number of additional rooms for use for meetings, small conferences, exhibitions and small functions.
- 4.6** The offer of lease to Dynamite is subject to agreement of the usual terms and conditions associated with a full repairing lease with a target date of entry in January 2025.
- 4.7** The club will work with existing users and West Dunbartonshire Leisure Trust in the coming months to ensure existing uses can be maintained.

5. People Implications

- 5.1** There are no significant people implications other than the resources required by Legal Services to negotiate missives and conclude the transaction.

6. Financial and Procurement Implications

- 6.1** The Council will benefit from an annual rent for the Hub in the sum of £42,000 per annum.
- 6.2** The Council will no longer incur resources in managing and maintaining the Hub.
- 6.3** The Council will generate a revenue saving of approximately £131,000 per annum achieved via property and running costs.
- 6.4** No financial outlays are required by the Council to facilitate this arrangement.

6.5 There are no procurement implications arising from this report.

7. Risk Analysis

7.1 The lease will be subject to is subject to legal due diligence. There is a risk of the lease not proceeding due to any emerging issues during the diligence and leasing process. This is standard for any lease transaction.

8. Environmental Sustainability

8.1 An up to date asbestos report and condition survey will be provided for the Hub and passed to the club.

8.2 Any refurbishment of the Hub will require to be in line with current building standards.

9. Equalities Impact Assessment (EIA)

9.1 An Equality Impact Assessment is not applicable for the purpose of this report.

10. Consultation

10.1 Consultations have been undertaken with Finance, Regeneration and Regulatory, Greenspace, Citizen Culture & Facilities and West Dunbartonshire Leisure Trust.

11. Strategic Assessment

11.1 By agreeing to this proposal the Council will benefit from savings in relation to operating costs and maintenance.

11.2 The recommendation in this report supports the delivery of the Council Strategic Plan and in particular the achievement of the following priorities:

- Our Communities – Resilient and Thriving;
- Our Council – Inclusive and Adaptable

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Date: 23 January 2023

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Appendices: None

Background Papers: None

Wards Affected: Ward 5