

WEST DUNBARTONSHIRE COUNCIL**Report by Chief Officer: Resources****Infrastructure Regeneration and Economic Development Committee:****21 February 2024**

Subject : East End Football Pitch, Glasgow Road, Dumbarton G82 1RH**1. Purpose**

- 1.1** The purpose of this report is to seek Committee approval for West Dunbartonshire Council (the Council) to transfer East End Football Pitch and associated Pavilion, Glasgow Road, Dumbarton (the pavilion) to St Patrick's Former Pupils (the club).

2. Recommendations

- 2.1** It is recommended that the Committee:
- (i) Approve the lease of East End Football Pitch and associated Pavilion for a period of ten years to St Patrick's Former Pupils.
 - (ii) Authorise the Chief Officer, Supply, Property and Distribution to conclude negotiations.
 - (iii) Authorise 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 Pavilion 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 The Council have been working with the club continue to support other local football teams which will allow them access to the facility for training and matches with no change to their current bookings as users.
- 4.2 All users currently using the pitch will continue to be accommodated in their existing slots.
- 4.3 Presently, the club only require use of the pavilion and pitch for 2 hours on a Monday and Wednesday evening and on a Saturday afternoon. Therefore, there is ample opportunity for the facility to be used out with these times and the club will actively encourage new users.
- 4.4 The club are committed to helping local charities. They have recently raised £13,000 for the local food bank through a sponsored run and an annual golf day has also raised money for Enable and the Children's Hospice.
- 4.5 The club will continue with their fundraising efforts and will utilise the pavilion to host other activities such as a Gala Day to raise funds for kids football. They are keen to create a hub within at the pavilion for use by community groups.
- 4.6 It is anticipated that the lease of the pavilion will commence on 1st April 2024.
- 4.7 It is intended that any necessary statutory repairs required by the Council as landlord from will be completed prior to the date of entry.
- 4.8 The offer of lease to the club is subject to agreement of the usual terms and conditions associated with a full repairing lease.
- 4.9 The market rent for lease has still to be agreed and this will take into account any work required by the group to the centre.

5. People Implications

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

6. Financial and Procurement Implications

- 6.1 The Council will benefit from an annual rent for the centre.
- 6.2 West Dunbartonshire Leisure Trust will no longer incur resources in managing and maintaining the centre.

- 6.3 West Dunbartonshire Leisure Trust will generate a revenue saving of approximately £28,000 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 asset transfer is subject to legal due diligence.

8. Equalities Impact Assessment (EIA)

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

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- 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, Greenspace, Citizen Culture & Facilities and West Dunbartonshire Leisure Trust.

11. Strategic Assessment

- 11.1 By agreeing to this proposal WDLT 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: 13 February 2024

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Appendices: None

Background Papers: None

Wards Affected: Ward 3