

NORTH LANARKSHIRE COUNCIL

REPORT

To: ENVIRONMENTAL SERVICES COMMITTEE		Subject: MANAGEMENT OF BOWLING CLUBS - OUTDOOR AND INDOOR
From: HEAD OF LAND SERVICES		
Date: 22 AUGUST 2007	Ref: KW/KCW	

1. **INTRODUCTION**

1.1 The current management and maintenance of bowling clubs in North Lanarkshire Council is the responsibility of Environmental Services. There is a clear requirement to apply fair and equitable service delivery to bowling organisations throughout the area which will, in turn, provide best value to the council and the clubs as a whole.

2. **BACKGROUND**

2.1 **Leased and Non-Leased Facilities**

2.1.1 Of the 25 outdoor bowling greens, 12 of them operate under a lease agreement between the club and the council. The remaining 13 are classified as non-leased organisations.

2.1.2 The two indoor bowling clubs (at Coatbridge and Cumbernauld) are managed through different lease agreements with the council.

2.1.3 A full list of leased and non-leased bowling facilities is attached as Appendix 1.

2.2 **Income and Expenditure of Bowling Clubs**

Annual maintenance costs, as well as income generated by each of the clubs and submitted to North Lanarkshire Council are noted in Appendix 2.

3. **PROPOSALS**

3.1 Leases vary from club to club including the terms of the lease and the duration that the lease is in operation.

3.2 Bowling clubs running independently (and without a lease) are supported in many different ways by the council and, therefore, a large discrepancy exists in the services provided.

- 3.3 The general terms for a new standard lease agreement (drawn up with the assistance of Head of Legal Services) will be applied to all bowling club leased facilities who have outdoor bowling greens. Environmental Services will ensure that full consultation will take place with bowling club committees and they will be informed as soon as possible that existing leases will terminate. Discussions with the clubs will take place to ensure that the new standard lease is applied. The actions of lease termination and reinstatement will be completed in tandem to allow for a smooth transition of the lease agreements.
- 3.4 Organisations who are currently operating independently will be required to agree leased terms with the council which will involve consulting with each club.
- 3.5 The general terms for the new lease agreement will cover lease rental fees, building maintenance costs, repairs and insurance, grounds maintenance work, utility charges, period of lease agreement etc.
- 3.6 The lease agreements currently in operation at the two indoor bowling clubs will be reviewed, updated and reissued accordingly. Particular emphasis will be placed on the future management of these facilities.
- 3.7 Environmental Services are very much aware of the sensitive nature of the management of bowling clubs and it is not our intention to withdraw our services whilst this review is underway. Environmental Services have identified a sympathetic and knowledgeable officer who will play a major role in advising groups throughout the process. Longer term proposals of this review is to establish a uniform service given to bowling clubs and such issues as financial matters will require to be addressed.

Future Management of Bowling Clubs

- 3.8 Relationships between the council and all bowling clubs needs to improve. Notwithstanding that, it is proposed that two bowling clubs (appointed voluntarily), who wish to explore the advantages and disadvantages of community management and ownership, are guided through all the principles of their club owning a public asset. This will include full support and guidance in relation to the sustainability of the clubs. It is the intention of Environmental Services to look at future community management for all bowling clubs.
- 3.9 A report on the outcome of this pilot study will be presented following a two year intensive planning and development programme. This is aimed primarily to build up trust between the council and the two bowling green clubs but will also establish a risk assessment and risk management covering future asset transfer to communities.

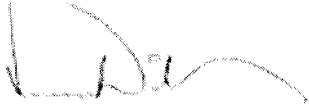
4 RECOMMENDATIONS

It is recommended that the committee agree:

- 4.1 Existing leases with bowling clubs will, where necessary, be reviewed, terminated, standardised and reapplied.
- 4.2 Non-leased bowling club organisations will require to agree lease terms with the Council.
- 4.3 A pilot study with two bowling clubs (appointed voluntarily), who wish to explore the advantages and disadvantages of community management and ownership, is

undertaken.

4.4 To refer the report the Policy and Resources (Property) Sub Committee for information.

A handwritten signature in black ink, appearing to read 'KW', with a long, sweeping horizontal stroke extending to the right.

Kenneth Wilson
Head of Land Services

Members seeking further information on this report, please contact Kenneth Wilson, Head of Land Services (0141 304 1846).

Bowling Club	Club Management	Outdoor/ Indoor
Abronhill	Leased	Outdoor
Auchengeich	Leased	Outdoor
Auchinloch	Leased	Outdoor
Banton & Kelvinhead	Leased	Outdoor
Beltane	Leased	Outdoor
Burngreen	Leased	Outdoor
Burnhead	Leased	Outdoor
Greenfaulds	Leased	Outdoor
Mossend	Leased	Outdoor
Newarthill	Leased	Outdoor
Orbiston	Leased	Outdoor
Wrangholm Hall	Leased	Outdoor
Airdrie Central Park	Non-Leased	Outdoor
Clarkston	Non-Leased	Outdoor
Croy	Non-Leased	Outdoor
Dunbeth	Non-Leased	Outdoor
Glenmavis	Non-Leased	Outdoor
Greengairs	Non-Leased	Outdoor
Harthill	Non-Leased	Outdoor
Holytown	Non-Leased	Outdoor
Overtown & Waterloo	Non-Leased	Outdoor
Plains	Non-Leased	Outdoor
Ravenswood	Non-Leased	Outdoor
West End Park	Non-Leased	Outdoor
Whifflet	Non-Leased	Outdoor
Coatbridge	Leased	Indoor
Cumbernauld	Leased	Indoor

Bowling Club	Maintenance 06/07 - £	Income 06/07 £	Balance 06/07 (Income less Maint)
Abronhill		0	0
Auchengeich		0	0
Auchinloch	14,159	638	-13,521
Banton & Kelvinhead		5	5
Beltane		4,000	4,000
Burngreen	11,873	10	-11,863
Burnhead		0	0
Greenfaulds		0	0
Mossend		1,566	1,566
Newarthill		3,000	3,000
Orbiston		7,150	7,150
Wrangholm Hall		0	0
Total Leased (Outdoor)	26,031	16,369	-9,662
Airdrie Central Park	8,375	0	-8,375
Clarkston	9,128	0	-9,128
Croy	14,083	0	-14,083
Dunbeth	8,112	0	-8,112
Glenmavis	6,325	0	-6,325
Greengairs	5,496	0	-5,496
Harthill	6,596	0	-6,596
Holytown	5,402	0	-5,402
Overtown & Waterloo	6,658	0	-6,658
Plains		0	0
Ravenswood		0	0
West End Park	16,412	0	-16,412
Whifflet	9,641	0	-9,641
Total Non-Lease (Outdoor)	96,228	0	-96,228
TOTAL OUTDOOR			-105,890
Lease/Non Lease			(DEFICIT)
Coatbridge		34500	34500
Cumbernauld		24450	24450
Total Leased Indoor		58,950	58,950
TOTAL INDOOR			58,950
TOTAL			£46,940
			(DEFICIT)