

NORTH LANARKSHIRE COUNCIL  
REPORT

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| To: <b>POLICY &amp; RESOURCES (PROPERTY) SUBCOMMITTEE</b> |                     | Subject:<br><b>PROPOSED LEASE EXTENSION:<br/>BOWLING CLUB, MAIN STREET,<br/>BANTON, KILSYTH</b> |
| From: <b>HEAD OF PROPERTY SERVICES</b>                    |                     |   |
| Date: <b>5 August 2009</b>                                | Ref:<br><b>CAPB</b> | Tenant:<br><b>BANTON AND KELVINHEAD<br/>BOWLING CLUB</b>  |

**1. INTRODUCTION**

- 1.1 The purpose of this report is to advise Committee of the proposed lease extension of the Bowling Club, Main Street, Banton, Kilsyth to Banton and Kelvinhead Bowling Club.

**2. DESCRIPTION**

- 2.1 The property is shown on the attached plan and comprises a single storey licensed clubhouse facility of 237.93 sq.m. (2,561 sq.ft.), a single storey changing facility and associated greenkeeper's stores of 68.93 sq.m. (742 sq.ft.), a 6 rink bowling green, and 2 tarmac tennis courts.
- 2.2 The renewal of the lease is required in order to allow the Banton and Kelvinhead Bowling Club to continue to provide a valuable community resource, and to allow redevelopment of the tennis courts to extend local community facilities.

**3. BACKGROUND**

- 3.1 The Committee should note that Land Services have put forward a report to the Environmental Services Committee on this matter which received approval on 19 August 2009.
- 3.2 The subjects are currently occupied by Banton and Kelvinhead Bowling Club who have the opportunity to access a substantial grant (£44,000) from WREN (Waste Recycling Environmental Limited) to upgrade the present facilities. In order to do this, it requires to renew its present lease for at least a further 15-year term.
- 3.3 Land Services wish Banton and Kelvinhead Bowling Club to continue in its present occupation, but bring it within the scope of the review of leases for outdoor bowling clubs currently taking place. In advance of this review and to ensure that grant monies are made available, Property Services propose to agree a lease renewal with Banton and Kelvinhead Bowling Club to a 50-year term on the basis of the terms set out below.

- 5.2 It is considered good estate management practice to secure good tenants on as long a lease term as possible.
- 5.1 Property Services wish to support Land Services in their objectives to support community facilities within the Kilsyth area.

**CORPORATE CONSIDERATIONS**

It is proposed that on conclusion of the review of bowling club leases in due course, the lease will be further adjusted to bring it into line with that policy if appropriate at that time.  
 To provide equal opportunities for all members.

- (vi) **Other:** To provide public access to one rink
- (v) **Repairing:** Full repairing and insuring lease basis.
- (iv) **Use:** Bowling green and tennis courts.
- (iii) **Rent Review:** 5-yearly (after expiry of rent-free period).
- (ii) **Rental:** The appropriate rental for the property as detailed above has been assessed at £2,500 per annum. Given the works being carried out to the property by the bowling club, a rent-free period of 10 years is considered appropriate. Thereafter, the reviewed rental shall be in accordance with the Council's policy on leasing to bowling clubs.
- (i) **Lease Term:** 50-year lease from September 2009.

4.1 In accordance with Land Services proposals for all bowling clubs, Property Services offer the following terms:-

**4. NEGOTIATIONS**

- 3.6 Future rents on the property shall be reviewed in accordance with the Council's policy on leasing to the voluntary sector. This clause in the lease shall be varied in accordance with a determination by the Council on the level of rent payable by all leased bowling clubs currently under review.
- 3.5 In order to support Banton and Kelvinhead Bowling Club in their project to improve community and leisure facilities within the Banton area. The cost of the bowling clubs' refurbishment and upgrading work would be offset against any proposed passing rent up to the first review, therefore the initial rent to Banton and Kelvinhead Bowling Club for the first 5 years shall be £1 per annum, if asked.
- 3.4 The rental for this property determined in line with the terms of the Policy and Resources (Property) Subcommittee report dated 15 April 2002 would be in the order of £2,100 per annum at 2002. Adjusting this figure for growth by use of the retail price index for the intervening period, would produce a rental of around £2,500 per annum.

**6. RECOMMENDATIONS**

- 6.1 It is recommended that the Committee agree to the lease renewal of the Banton and Kelvinhead Bowling Club, as detailed above.
- 6.2 All other terms to be adjusted by the Head of Property Services.



**IAN NISBET**  
**Head of Property Services**

Members seeking further information on the contents of this report are asked to contact Ian Nisbet, Head of Property Services, on 01236 616305

# LOCATION PLAN - For Information Only

Title: Banton & Kelvinhead Bowling Club

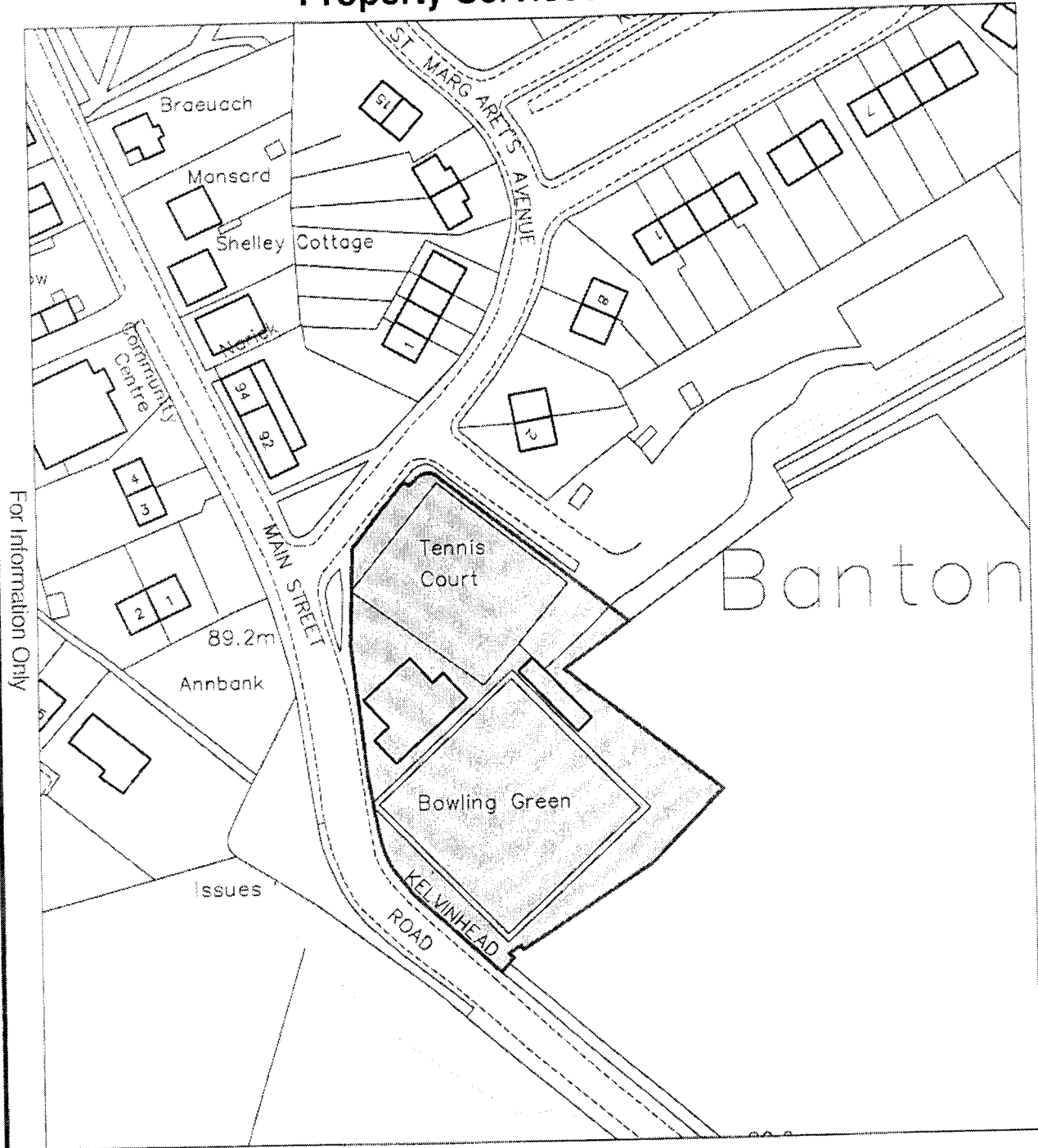
Scale 1:N.T.S.



Town: Banton

Date: 12/08/09

## Property Services



## Property Services

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Executive Director of Corporate Services  
 North Lanarkshire Council  
 Fleming house  
 2 Tryst Road, Cumbernauld. G67 1JW