

**NORTH LANARKSHIRE COUNCIL
REPORT**

To: POLICY & RESOURCES (REGENERATION & INFRASTRUCTURE) SUBCOMMITTEE		Subject: CHANGE TO PROPOSED LEASE, OF FORMER WHIFFLET BOWLING CLUB, 11 BUTE STREET, COATBRIDGE
From: HEAD OF LAND SERVICES		
Date: 5th September 2013	Ref: JK/ R2990060	

1. INTRODUCTION

1.1 The purpose of this report is to seek Committee approval to adjust lease terms previously agreed as a result of a report dated 9th August 2012.

2. BACKGROUND

2.1 Burnbank Football club approached the Council during 2011 with a request to lease the former Whifflet Bowling Club premises, for use as a training facility. The premises were subsequently declared surplus in August 2012 and approval sought for a 20 year lease to Burnbank Football Club.

2.3 Consent for the Council to enter into a 20 year lease was granted at the meeting of the Committee on 6th September 2012.

3. DESCRIPTION

3.1 The subjects comprise two grass bowling greens and part of a pavilion with a net internal area of 79.72 square metres (858 square feet) or thereby, and located within Whifflet Park, shown shaded on the attached plan.

3.2 A small area of the pavilion will be retained by the Council and is shown hatched on the aforementioned plan. This consists of changing rooms, toilets and showering facilities.

4. CURRENT POSITION

4.1 The Football Club have occupied the subjects on a short term temporary agreement during which time lease preparation has been ongoing.

4.2 Burnbank Football Club has now requested that the Council enter into a longer lease than originally agreed to meet the requirements of funding organisations. The new proposed lease term is 25 years.

4.3 All other terms to remain the same, as previously approved by the Committee.

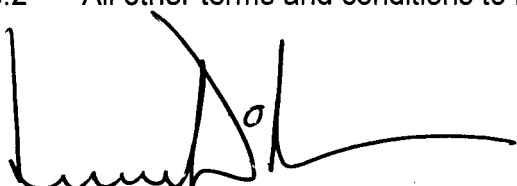
5. CORPORATE CONSIDERATIONS

5.1 In revenue terms it is beneficial for the Council to secure tenants on as long a lease as possible and in the interest of the tenant who will invest in the subject of let. Longevity of lease will encourage external funding for the club and this will benefit the local community.

6. RECOMMENDATIONS

6.1 It is recommended that the Committee agree to increase the term of the proposed lease to Burnbank Football Club to 25 years.

6.2 All other terms and conditions to be adjusted by the Head of Land Services.



KENNETH WILSON
Head of Land Services



Members seeking further information on the contents of this report are asked to contact Mary Anne Robb, Section Manager, on 01236 632667.

LOCATION PLAN - For Information Only

Title: Wifflet Bowling Club

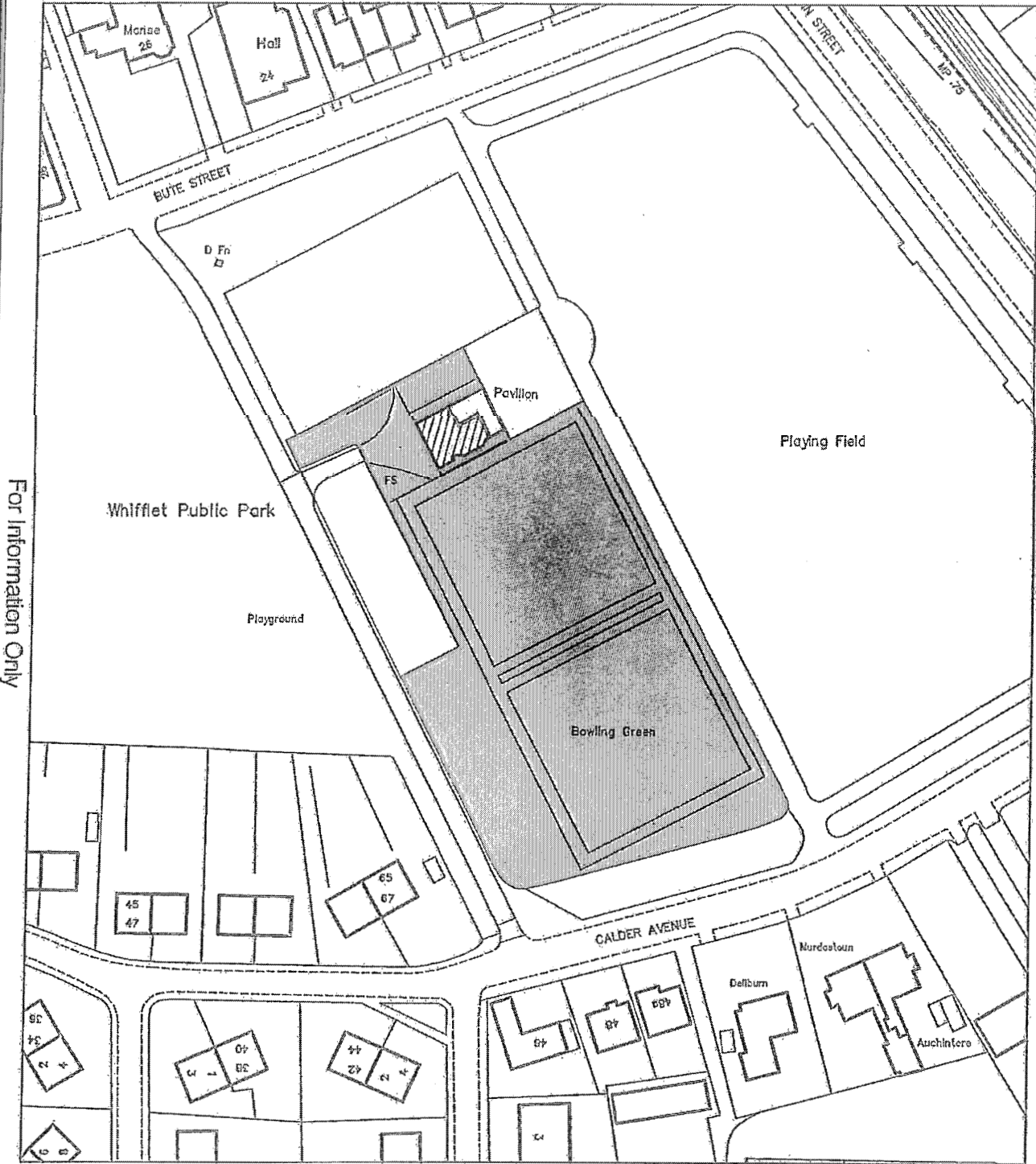
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Town: Coatbridge

Date: 08/08/2013

LAND SERVICES



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CARTOGRAPHIC SERVICES

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