

EXCERPT OF MINUTE OF MEETING OF THE LEISURE SERVICES COMMITTEE HELD ON
27 JANUARY 1999

PROPERTY MATTERS - UPDATE

7. There was submitted a report (docketed) dated 14 January 1999 by the Director of Leisure Services (1) summarising the outstanding repairs to his Department's facilities by type of repair and by length of period repair was outstanding; (2) expressing his concern that the condition of some facilities had resulted in their level of usage decreasing with adverse effects on the generation of income from them; (3) advising (a) that, in relation to the Burns Memorial Hall, Kilsyth, the Director of Planning and Development had, following a detailed building survey, recommended that the building be demolished; (b) that, in relation to Bowhouse Community Centre, Airdrie, the Director of Planning and Development had also recommended that the building be demolished because of its limited usage and increasing costs to maintain the facility to an operational level, and (c) that the local Members had been contacted, each of whom had concurred with the recommendations to demolish the Burns Memorial Hall, Kilsyth and Bowhouse Community Centre, Airdrie, and (4) enclosing, as an Appendix to the report, a list detailing each of the outstanding repairs.

Decided:

- (1) that the Directors of Leisure Services and Planning and Development be instructed to submit a joint quarterly report to the Committee detailing outstanding repairs to Department of Leisure Services' facilities;
- (2) that the Burns Memorial Hall, Kilsyth and the Bowhouse Community Centre, Airdrie be declared surplus to the requirements of the Department of Leisure Services, and
- (3) that the disposal of the Burns Memorial Hall, Kilsyth and the Bowhouse Community Centre, Airdrie be remitted to the Planning and Development (Buildings and Property) Sub-Committee with a recommendation that both properties be demolished.

NORTH LANARKSHIRE COUNCIL
REPORT

To: LEISURE SERVICES COMMITTEE		Subject: PROPERTY MATTERS UPDATE
From: DIRECTOR OF LEISURE SERVICES		
Date: 14 January 1999	Ref: AM/KH	

1. **Introduction**

This report provides an update on the position with regard to property matters for the Department.

2. **Property Repairs**

(1) SUMMARY

Undernoted are the number of repairs currently outstanding within the various operational sections of the Department. These have been categorised according to the period outstanding.

	<u>Less than 2 months</u>	<u>2 months +</u>	<u>6 months +</u>	<u>12 months +</u>	<u>Total</u>
Country Parks	21	33	11	9	74
Grounds Maint.	2	15	3	7	27
Core Services	1	4	0	0	5
Sport Operations	31	64	204	126	425
Arts & Venues	6	29	1	1	37
Community Centres	86	242	231	79	638
Libraries	26	33	62	13	134
Museums	3	4	0	0	7
TOTAL	176	424	512	235	1347

Appendix 1 provides a breakdown of actual repairs.

(2) MAIN ISSUES

There is concern at the very large number of outstanding repairs for this department, which at present total over 1,300. It is also significant that over a third of these have been outstanding for over six months and 17.5% have been outstanding for over a year.

This level of outstanding work has resulted in a number of facilities appearing to be in a run-down condition and this has consequent effects on the willingness of users who exercise choice, to make use of facilities which in turn has a knock-on affect on income generation. There are also concerns that repairs that have health and safety implications are not being treated as expeditiously as they

should be.

3. Other Property Matters

- Burns Memorial Hall

The above building has been subjected to a detailed Building survey. This indicated serious problems with the general fabric of the building. It is recommended by the Department of Planning and Development that, on health and safety grounds, the building be demolished.

Burns Memorial Hall has not been used by Leisure for many years on the above grounds. The Housing Department, who used the ground floor, have ceased usage and concur with the above proposal.

- Bowhouse Community Centre

This facility which is used only by the Local member for his surgeries has again been subjected to serious vandalism. It is felt that due to the limited usage and the increasing costs to keep the building operational that this building be demolished.

The local members have been contacted and agrees with this course of action.

4. Recommendation

It is recommended that:

- 4.1 the Committee receive a quarterly report on outstanding repairs for information.
- 4.2 that relevant property matters are reported to the Leisure Services and Planning and Development Committees as required.
- 4.3 that the Burns Memorial Hall and the Bowhouse Community Centre are declared surplus to requirements and referred to the Planning & Development Committee for appropriate action to be taken in respect of demolition.

