

# North Lanarkshire Council Report

## Finance and Resources Committee

approval  noting

Ref DM/IM

Date 13 March 2019

## Coatbridge Indoor Bowling Club

**From** James McKinstry, Head of Asset and Procurement Solutions

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### Executive Summary

This report concerns the proposed lease extension of the premises at Quarry Street, Coatbridge occupied by Coatbridge Indoor Bowling Club.

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### Recommendations

It is recommended that the Finance and Resources Committee:

1. Approves the proposal to extend the period of lease on the terms detailed within this report; and
2. All other terms and conditions to be adjusted by the Head Asset and Procurement Solutions.

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### Supporting Documents

#### Council business plan to 2020

The proposed lease aids the following priorities supporting the Council's business plan to 2020:

Improve relationships with communities and the third sector;

- Supporting communities to do things for themselves with greater control over their own futures.
- Increase levels of community participation, engagement and volunteering.
- Increasing levels of external funding awarded to third sector and charities.

#### Appendix 1

Location Plan

## 1. Background

- 1.1 Coatbridge Indoor Bowling Club have operated and leased the premises since 29 May 1984 and the current lease is due to expire on 14 May 2024.
  - 1.2 In order to seek additional grant funding, the Club wish to extend the lease term to meet specific grant funding application requirements with a view to upgrading the facilities.
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## 2. Report

- 2.1 The subjects are located on Quarry Street, Coatbridge and comprise a single storey building including indoor bowling rink, function suite and bar/lounge.
  - 2.1.1 The premises are leased at a current rental of £30,000 per annum on a Tenant's full repairing and insuring basis.

### 2.2 Lease Extension Proposals

- (i) **Date of Entry:** To be agreed upon conclusion of missives.
- (ii) **Lease Term:** To be extended to provide an unexpired term of 25 years from the date of variation.
- (iii) **Rent Review:** A five yearly rent review mechanism will be included within the agreement to ensure North Lanarkshire Council achieves the market rental.
- (iv) **Legal Costs:** Both parties will bear their own legal costs relating to this transaction.

All other terms shall be adjusted by the Head of Asset and Procurement Solutions.

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## 3. Equality and Diversity

### 3.1 Fairer Scotland

There is no requirement to carry out an assessment in this regard.

### 3.2 Equality Impact Assessment

There is no requirement to carry out an assessment in this regard.

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## 4. Implications

### 4.1 Financial Impact

The lease terms will secure a tenant on a longer term tenancy securing income revenue in the longer term.

4.2 **HR/Policy/Legislative Impact**

There are no specific impacts.

4.3 **Environmental Impact**

There are no specific impacts arising out of this proposal.

4.4 **Risk Impact**

There are no specific risk impacts arising out of the proposal.

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**5. Measures of success**

- 5.1 The proposed extension helps the club achieving funding requirements in terms of their lease agreement and also helps in the operations of the club for the benefit of their members and local population. The proposals may aid the transition to a Community Asset Transfer in the future as the club will continue to prove that they are operated in a self sufficient manner.
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A handwritten signature in black ink, appearing to read "James McFadden". The signature is written in a cursive style with a long horizontal stroke at the end.

**Head of Asset and Procurement Solutions**

Appendix 1

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### LOCATION PLAN - For Information Only

Title: Coatbridge Indoor Bowling Club

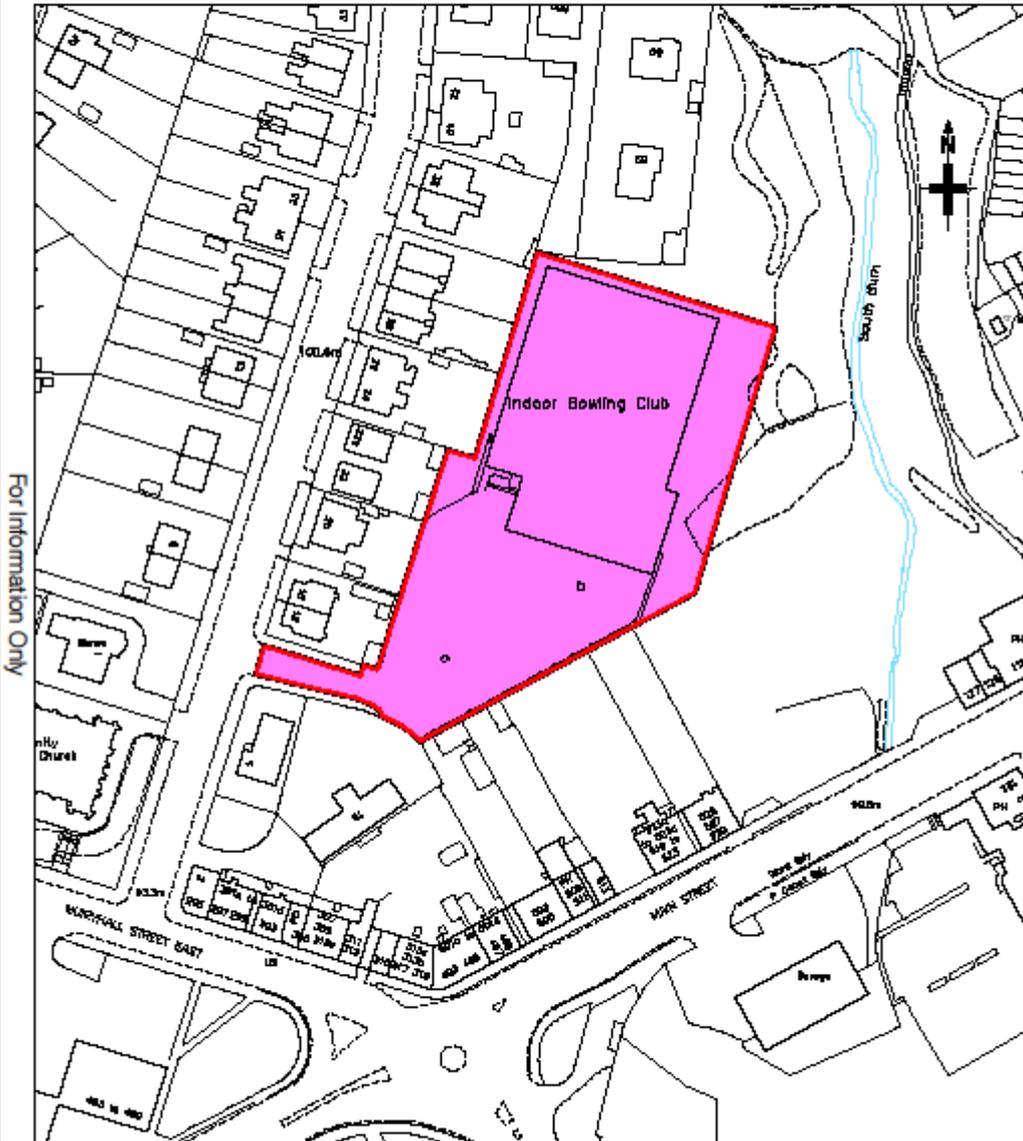
Scale 1:NTS



Town: Coatbridge

Date: 24/01/19

### ENTERPRISE & COMMUNITIES



For Information Only

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