

# North Lanarkshire Council

## Report

### Finance and Resources Committee

approval  noting

Ref DM/IM

Date 13 March 2019

### The Fighting Scots Boxing Club, Former Mossend Bowling Club

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

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#### Executive Summary

The report concerns the proposed lease extension of the premises at the Former Mossend Bowling Club, currently tenanted by The Fighting Scots Boxing 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 of 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 The Fighting Scots Boxing Club have operated and leased the premises since 2011 and the current lease is due to expire on 25 August 2019.
- 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 improving the condition of the facilities.
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## 2. Report

- 2.1 The subjects are accessed via Adamson Street and comprise a single storey building extending to a net internal area of 191.54 sq m (2,062 sq ft) or thereby and two former bowling greens, shown shaded on the attached plan.
- 2.1.1 The premises have been leased to the club since 26<sup>th</sup> August 2011 at a rental of £4,000 per annum on a Tenant's full repairing and insuring basis. The lease has been running on an annual basis since 2016 whilst negotiations progressed.
- 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 the local population.

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**Head of Asset and Procurement Solutions**

Appendix 1

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### LOCATION PLAN - For Information Only

Title: Mossend Bowling Club

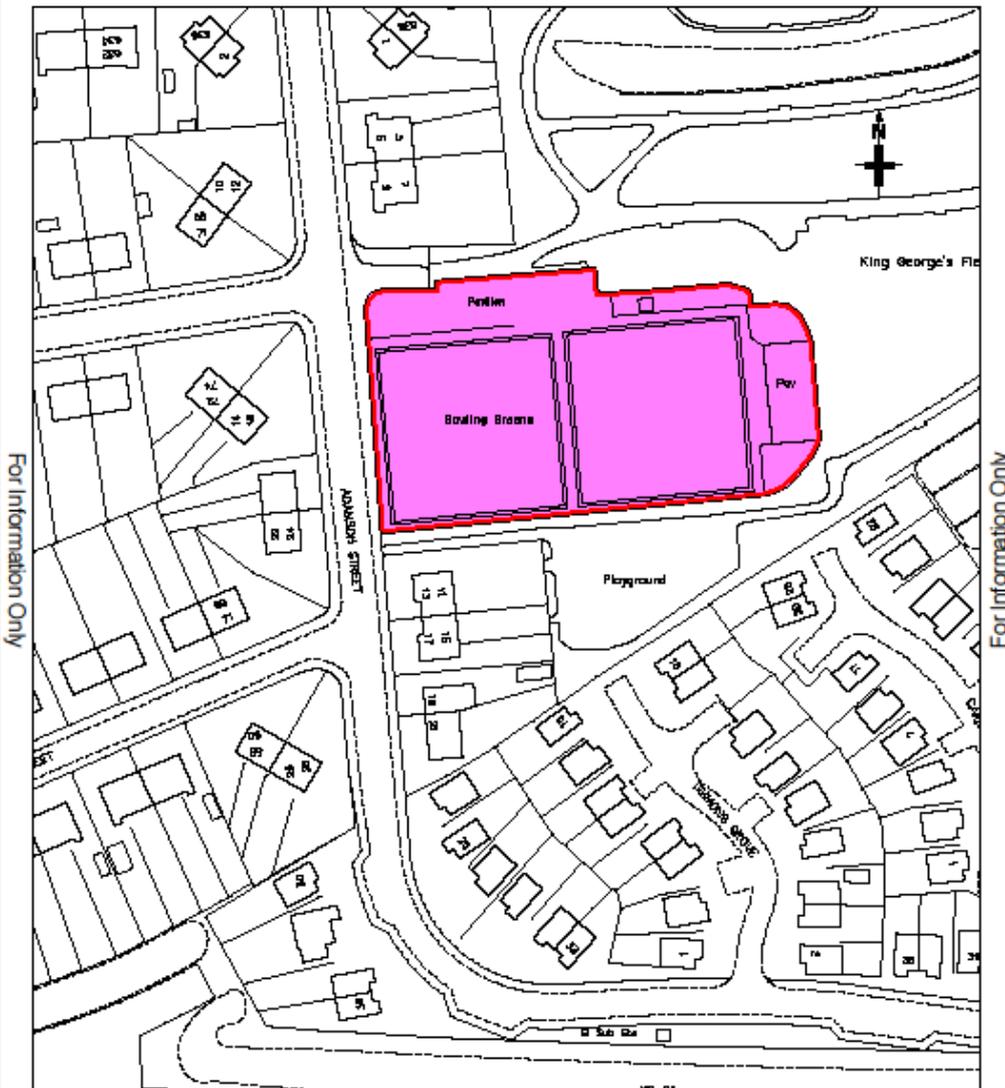
Scale 1:NTS



Town: Bellshill

Date: 24/01/19

### ENTERPRISE & COMMUNITIES



For Information Only

For Information Only

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