

## **Regent Community Bowling Club, Regent Road, Edinburgh – Request to Extend Lease**

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### **Finance and Resources Committee**

1 November 2011

#### **Purpose of report**

- 1 To seek approval for an extension to the existing lease to the Regent Community Bowling Club at Regent Road.

#### **Main report**

- 2 Regent Community Bowling Club were granted a 25 year full repairing and insuring lease on 28 August 1996 at a rental of £1 per annum, which is due to expire on 27 August 2021. A grassum payment of £1,000 was made in lieu of an annual rental payment.
- 3 In order to obtain future funding, the Club have requested an extension of the lease term by 15 years. This means that they will have a full 25 year term remaining which is part of the criteria of some charitable funding organisations.
- 4 Terms have been agreed with the club, including an increase in rent to £150 per annum, with three years rent free in order to account for the remaining proportion of the grassum payment. The rent will be reviewed every five years with reference to the Retail Price Index.

#### **Financial Implications**

- 5 An increase in rental income of £150 annually to the Services for Communities account.
- 6 The bowling club have agreed to pay the council's surveyors fees, legal fees and expenses.

#### **Environmental Impact**

- 7 There are no environmental impacts arising as a result of this report.

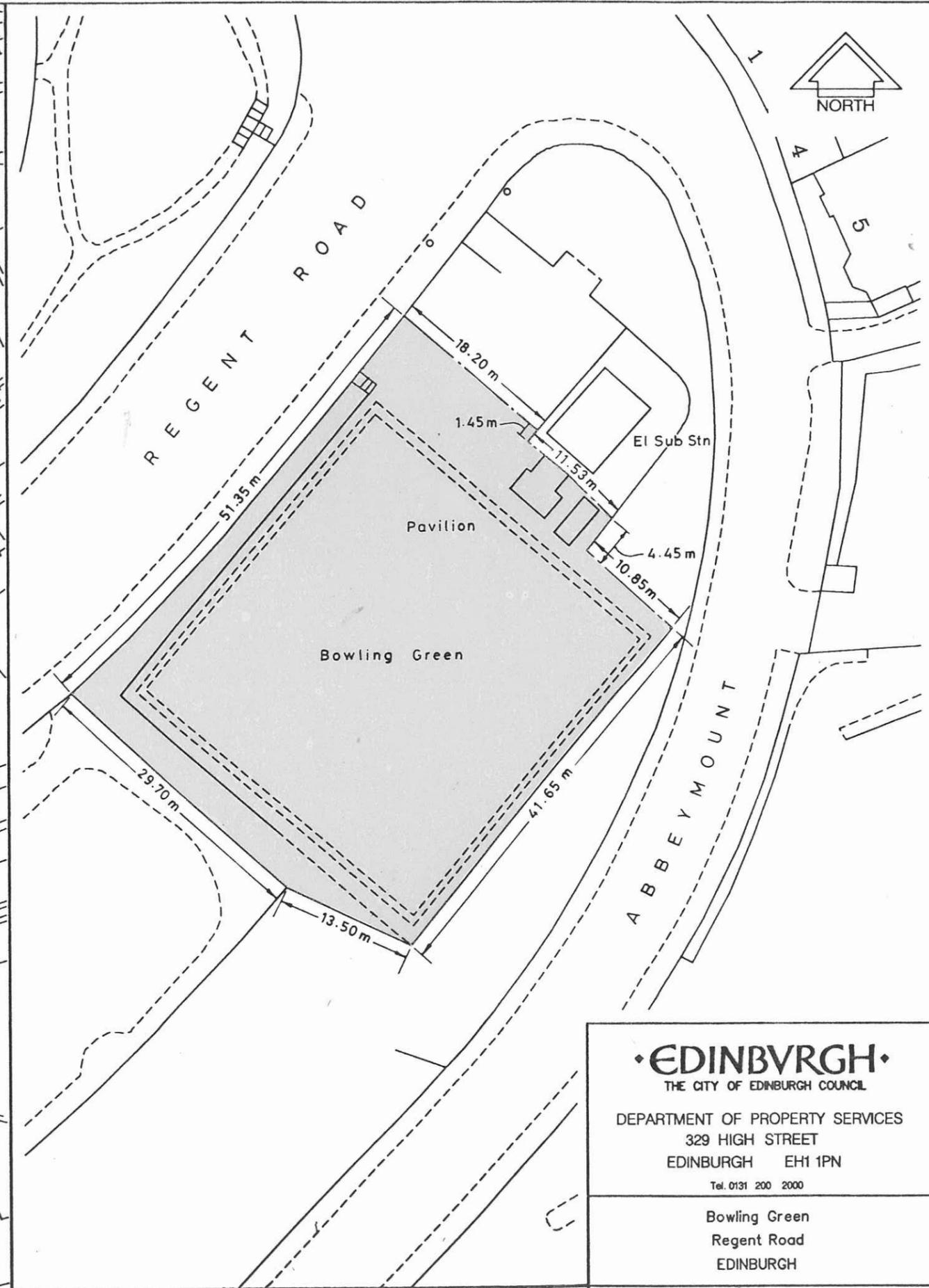
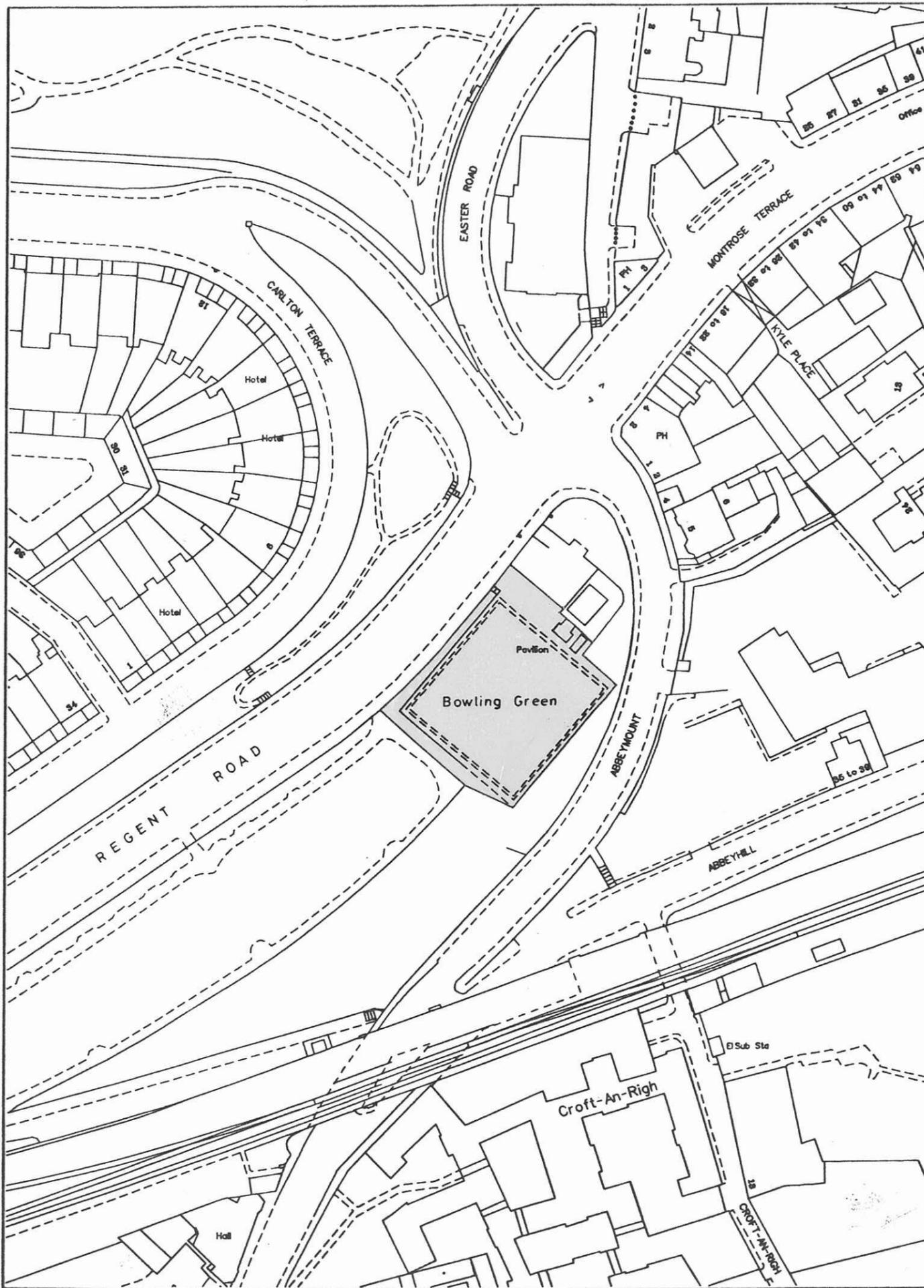
## Recommendations

- 8 Committee is recommended to approve a fifteen year extension to the lease of the bowling green at Regent road to Regent Community Bowling Club from 28 August 2021 to 27 August 2036 at an increased rental of £150 per annum.

**Dave Anderson**  
Director of City Development

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Appendices	Location Plan
Contact/tel/Email	Julia McVean 529 4320 julia.mcvean@edinburgh.gov.uk
Wards affected	Ward 11 City Centre
Single Outcome Agreement	National Outcome 15 : Our public services are high quality, continually improving, efficient and responsive to local people's needs.
Background Papers	None



LOCATION PLAN

SCALE 1:1250

AREA SHOWN COLOURED PINK - 0.223 ha (0.55 Acre)

SITE PLAN

SCALE 1:500

<b>EDINBURGH</b> THE CITY OF EDINBURGH COUNCIL	
DEPARTMENT OF PROPERTY SERVICES 329 HIGH STREET EDINBURGH EH1 1PN Tel. 0131 200 2000	
Bowling Green Regent Road EDINBURGH	
DATE	13/5/1996
DRAWN BY	F McDonald
FILE NO.	P369/12
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