

Finance and Budget Committee

10.00 a.m., Thursday, 6 June 2013

Proposed Ground Lease at Warriston Recreation Ground for a Community Tennis Court

Item number	8.3
Report number	
Wards	5 – Inverleith

Links

Coalition pledges	P42
Council outcomes	CO4, CO14, CO20, CO27
Single Outcome Agreement	SO2, SO3, SO4

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Executive summary

Proposed Ground Lease at Warriston Recreation Ground for a Community Tennis Court

Summary

To seek committee approval to grant a 25 year lease of land at Warriston Recreation Ground to Warriston Community Tennis Club (WCTC), for the construction of a single tennis court for use by the members of this newly formed club. The indicative area to be leased is shown hatched on the plan and comprises open space within the wider playing field area. The following terms have been conditionally agreed:

Subjects: Triangular shaped piece of land lying at the south eastern side of Warriston Recreation Ground extending to 0.213 Hectares (0.53 Acres);

Length of Lease: 25 years;

Rent: £250 per annum;

Rent Reviews: Reviewed on the 5th anniversary of the term and 5 yearly thereafter in an upward only direction;

Break option: If after two years no tennis court and dividing fence has been constructed the lease will automatically terminate;

Use: Development of a single tennis court; and

Repairs: Full repairing and maintaining obligation on WCTC. The maintenance of the mature trees within the demise will be carried out by the Council.

The development cost of the proposal ranges from £40,000 for a hard court to £50,000 for a synthetic grass court. It is WCTC's first choice to go for the £50,000 option. The construction will be funded through a combination of existing club funds, a non interest bearing loan from current club members and, if successful, money from Sport Scotland's Legacy 2014 Active Places Fund.

Recommendations

To approve a 25 year lease of land at Warriston Recreation Ground to WCTC on the terms outlined in this report and on other terms and conditions to be agreed with the Director of Services for Communities, the Head of Legal, Risk and Compliance and WCTC.

Measures of success

Granting a lease of the hatched area will permit WCTC to re-establish tennis again at Warriston Recreation Ground following the demise of the four tarmac courts that previously existed. Additionally, the location of the proposed court is in an area of the recreation ground that could not easily be used for any other sports and therefore makes good use of all the space available.

Financial impact

The construction of the court is anticipated to cost between £40,000 to £50,000 depending on the surface finish. WCTC are currently opting for the more expensive synthetic grass choice.

This project is to be funded primarily through a non interest bearing loan of £41,500 provided by the current members of the club. A further £8,500 will come from existing club funds. WCTC has also looked into obtaining funding from Sport Scotland's Legacy 2014 Active Places Fund and if any money is to be given from this it will reduce the amount borrowed from the existing members of the club.

The land is currently zoned as open space and therefore alternative market value is nominal.

The Council will gain a nominal ground rent of £250 per annum.

Equalities impact

An Equality and Rights Impact Assessment has been carried out and no negative issues were identified as arising from this report.

Sustainability impact

There are no sustainability issues arising from this report.

Consultation and engagement

- WCTC has carried out consultation and engagement over several years since the demise of tennis facilities at Warriston Recreation Ground with the following people and groups summarised below:
- The Resident Associations of (i) Warriston Crescent, (ii) Eildon Street, (iii) Howard Place and also the Inverleith Society.
- Various sporting bodies, (i) Tennis Scotland & the LTA, (ii) Sport Scotland, (iii) Edinburgh Leisure & (iv) Northern Bowling Club.
- Local Councillors and MSP.

- Local Special Educational Needs Coordinator (SENco) namely Sean Fallon.
- Consultation with Robin Yellowlees, Service Manager for the Sports and Outdoor Education Unit of Children & Families.
- WCTC are also currently liaising with the Planning and Building Standards section in respect of the use of the land and construction of the court to ensure all necessary permissions and consents will be obtained.

Background reading / external references

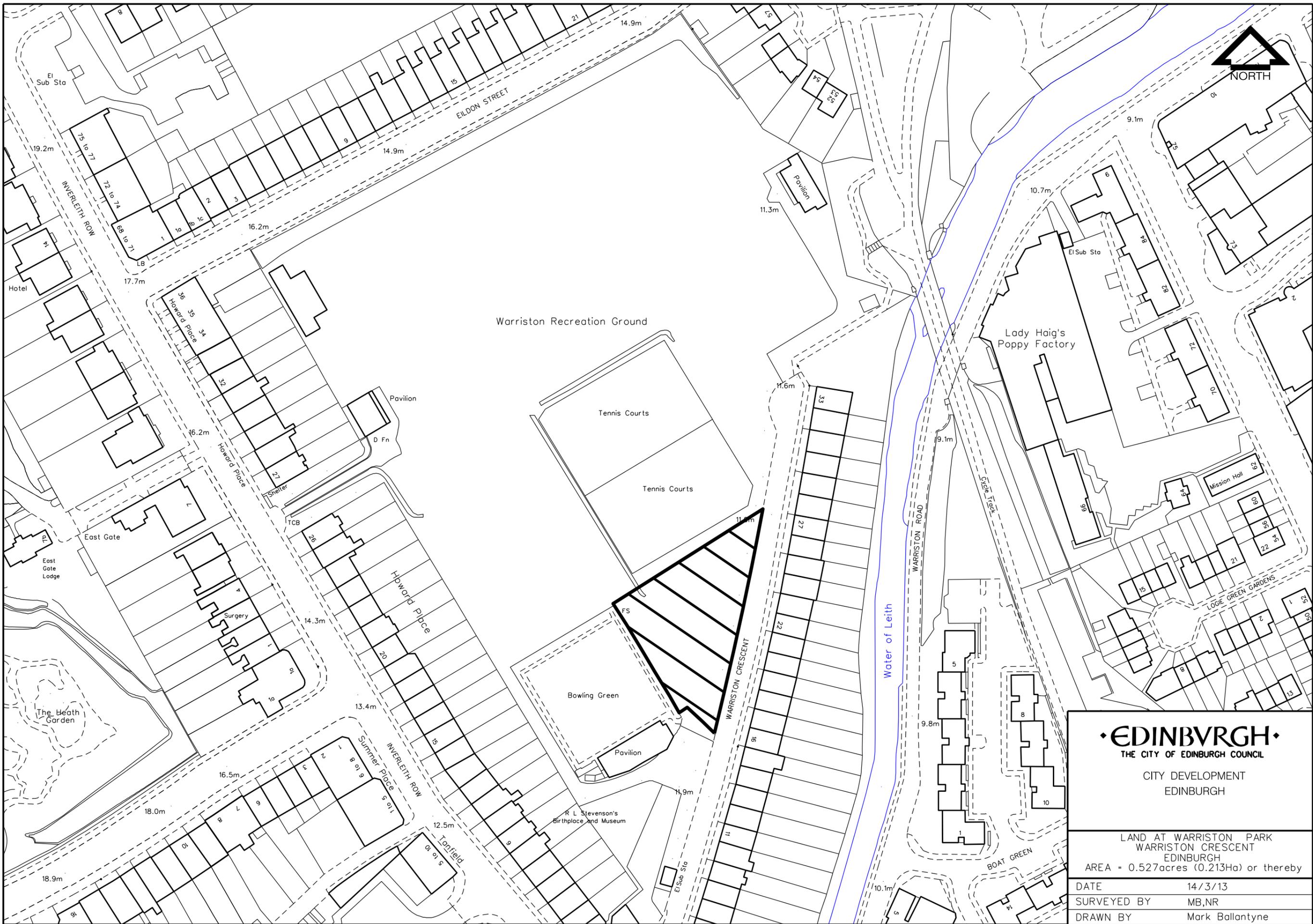
n/a

Mark Turley

Director of Services for Communities

Links

Coalition pledges	P42 – Continue to support and invest in our sporting infrastructure.
Council outcomes	CO4 – Our children and young people are physically and emotionally healthy. CO14 – Communities have the capacity to help support people. CO20 – Culture, sport and major events – Edinburgh continues to be a leading cultural city where culture and sport play a central part in the lives and futures of citizens. CO27 – The Council supports, invests in and develops our people.
Single Outcome Agreement	SO2 – Edinburgh’s citizens experience improved health and wellbeing, with reduced inequalities in health. SO3 – Edinburgh’s children and young people enjoy their childhood and fulfil their potential. SO4 – Edinburgh communities are safer and have improved physical and social fabric.
Appendices	Location plan



LOCATION PLAN

PHOTOGRAPHICALLY REDUCED NOT TO SCALE

• EDINBURGH • THE CITY OF EDINBURGH COUNCIL	
CITY DEVELOPMENT EDINBURGH	
LAND AT WARRISTON PARK WARRISTON CRESCENT EDINBURGH AREA = 0.527 acres (0.213Ha) or thereby	
DATE	14/3/13
SURVEYED BY	MB,NR
DRAWN BY	Mark Ballantyne
FILE NO.	
NEG. NO.	A4/118

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