

Finance and Budget Committee

10.00 a.m., Thursday, 6 June 2013

Proposed Lease for Land and Redundant Shower/Changing Rooms at Malleny Recreation Ground to Currie Rugby Football Club

Item number	8.4
Report number	
Wards	2 – Pentland Hills

Links

Coalition pledges	P42
Council outcomes	CO1, CO4, CO14, CO20, CO27
Single Outcome Agreement	SO2, SO3, SO4

Mark Turley

Director of Services for Communities

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Executive summary

Proposed Lease for Land and Redundant Shower/Changing Rooms at Malleny Recreation Ground

Summary

This supplementary report is provided in accordance with the recommendation made by the Finance and Budget Committee of 20th March 2012 on the report entitled 'Proposed Lease of Land at Balerno High School to Currie Rugby FC.' This report authorised a 60 year lease of 5.12 hectares at Bridge Road, Balerno to Currie RFC and approved, in principle, extending the length of the Club's existing ground lease for the site of their clubhouse, to be co-terminus, on the basis that terms and conditions were reported back to Committee.

This report is to seek Committee approval to grant a new 60 year lease that will combine two existing leases to Currie Rugby Football Club (CRFC), the first being a ground lease for the ground that their existing Club House is built on and the second lease is for an adjacent shower/changing block. The indicative area to be incorporated into one single lease is shown hatched on the plan attached. The following terms have been conditionally agreed:

Subjects: All and whole the ground and shower/changing block found lying off 1 – 5 Bridge Road, Balerno, extending to 0.213 Hectares (0.53 Acres);

Length of Lease: 60 years from conclusion of legal missives;

Rent: £3,900 per annum;

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

Use: Shower and changing facilities and the Club House for the social, business and recreational activities of CRFC; and

Repairs: Full repairing and maintaining obligation on CRFC.

If permission to lease is granted, the new combined lease will run co terminus with the rugby pitches lease which was granted approval as per the decision following the 20th March 2012 Finance and Resources Committee.

Recommendations

To approve a new 60 year lease of the shower/changing block and area of ground where CRFC's Club House is built on at Malleny Recreation Ground on the terms outlined in this report and on other terms and conditions to be agreed among, the Director of Services for Communities, the Head of Legal, Risk and Compliance and CRFC.

Measures of success

Granting a new lease of the hatched area to CRFC will allow them to continue their long term planning both financially and in terms of team development in order to maintain their position as a premiership rugby club.

CRFC will continue to provide a social and recreational hub within the local community.

CRFC provides a sound base of professionalism and knowledge to the large school age rugby section that it operates in terms of structured physical exercise and also nurturing the rugby talent of the future.

Financial impact

The Council will gain an increase in rent from £852 to £3,900 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

Consultation with Robin Yellowlees, Service Manager for the Sports and Outdoor Education Unit of Children & Families.

Background reading / external references

[Item 28 of the 20th March 2012 Finance and Resources Committee](#)

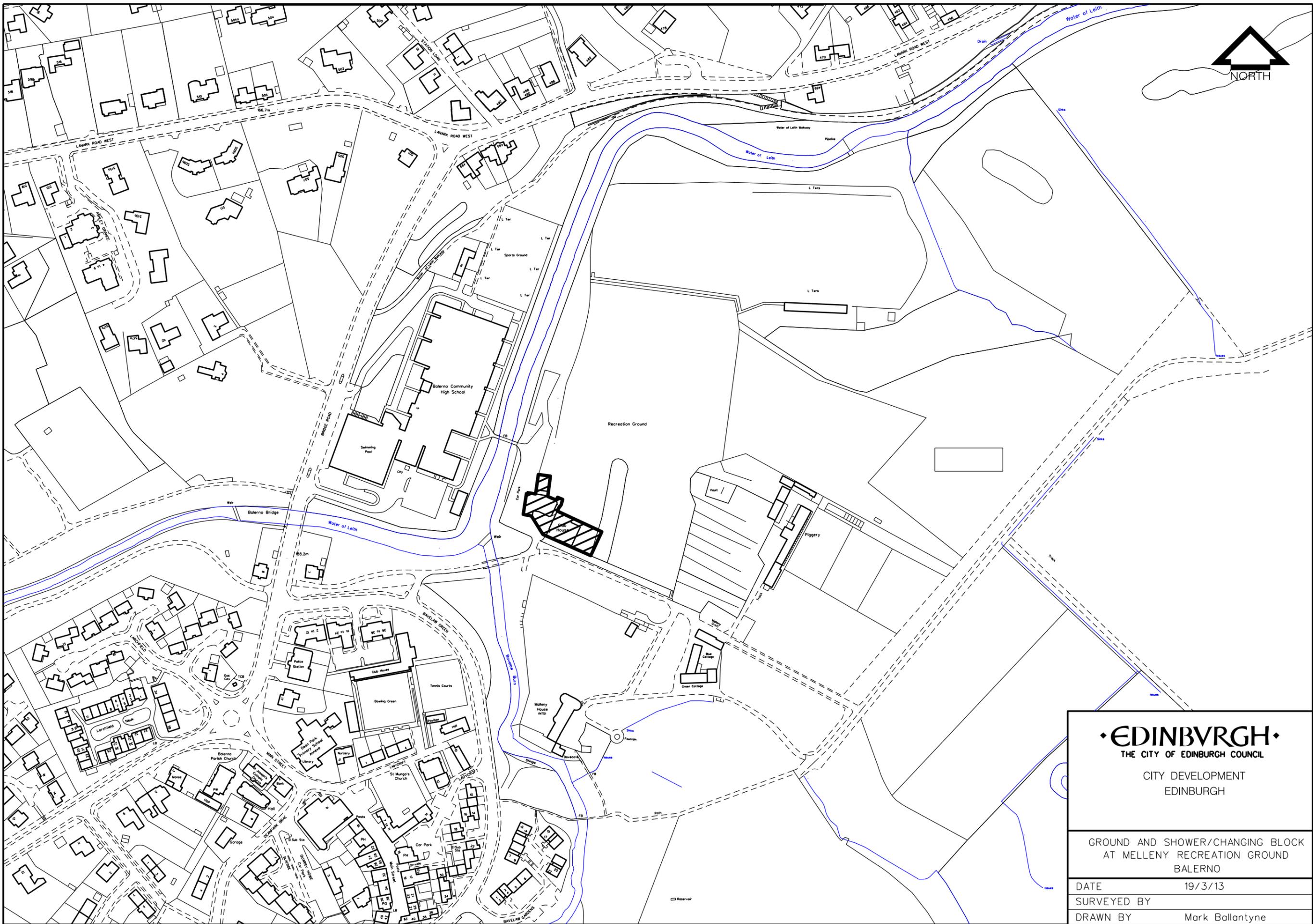
[Item 12 of the Minute 20th March 2012 Finance and Resources Committee](#)

Mark Turley

Director of Services for Communities

Links

Coalition pledges	P42 – Continue to support and invest in our sporting infrastructure.
Council outcomes	CO1 – Our children have the best start in life, are able to make and sustain relationships and are ready to succeed. 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



• EDINBURGH • THE CITY OF EDINBURGH COUNCIL	
CITY DEVELOPMENT EDINBURGH	
GROUND AND SHOWER/CHANGING BLOCK AT MELLENY RECREATION GROUND BALERNO	
DATE	19/3/13
SURVEYED BY	
DRAWN BY	Mark Ballantyne
FILE NO.	
NEG. NO.	A3/1072

SITE PLAN

PHOTOGRAPHICALLY REDUCED NOT TO SCALE

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