

Economy Committee

10.00 am, Tuesday, 19 November 2013

Lease Renewal – Drummond Tennis Club, Scotland Street Lane East

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| Item number | 8.1.3 |
| Report number | |
| Wards | 11 – City Centre |

Links

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| Coalition pledges | P42 |
| Council outcomes | CO20 |
| Single Outcome Agreement | SO2 |

Mark Turley

Director of Services for Communities

Julia McVean, Estates Surveyor

E-mail: julia.mcvean@edinburgh.gov.uk | Tel: 0131 529 4320

Executive summary

Lease Renewal – Drummond Tennis Club, Scotland Street Lane East

Summary

To seek approval for a 25 year lease renewal to the Drummond Tennis Club at Scotland Street Lane East.

The Subjects comprise ground extending to 0.542 acres used as two tennis courts and a small pavilion, as shown hatched on the attached plan. The club has held various leases for use of this ground since 1935. The ground is zoned as open space in the emerging Edinburgh City Local Plan and had therefore no other alternative commercial use.

Drummond Lawn Tennis Club was previously granted a 25 year full repairing and insuring lease at a rental of £175 per annum, which was increased to £700 per annum on 28 November 2010.

Terms have been agreed with the club for a new 25 year lease from 28 November 2013, with a five year rent review pattern, at a new rent of £800 per annum.

Recommendations

That Committee:-

1. Approves the renewal of the 25 year lease of 0.542 acres of ground to be used as two tennis courts and a small pavilion to Drummond Tennis Club at Scotland Street Lane East on terms and conditions contained in this report and on other terms and conditions to be agreed by the Director of Services for Communities and the Head of Legal and Administrative Services; and;
2. Refers this report to the Finance and Resources Committee for ratification.

Measures of success

The club have been established in the area since 1935 and promote social, team and family tennis, which is played on clay courts. Allowing the club the security of a longer term lease will enable them to continue to provide a local sporting facility providing health and wellbeing benefits for all ages within the local community. A longer lease will also enable them the opportunity to obtain funding to invest in the club and its facilities.

Financial impact

An increase in rental income from £700 to £800 per annum to the Services for Communities General Property Account.

The Drummond Tennis Club has been requested to pay the Council's surveyors fees, legal fees and expenses.

Equalities impact

Allowing a 25 year lease for the tennis club will continue to ensure that health and wellbeing opportunities are available for all ages in the local community. Renewing the lease prevents other parties from bidding for the ground, however, this is considered to be proportionate compared to the greater benefits of renewing the lease to the existing well-established club. Further, the Tennis Club has met all their legal and financial obligations of previous leases.

Sustainability impact

The impacts of this report in relation to the three elements of the Climate Change (Scotland) Act 2009 Public Bodies Duties have been considered, and the outcomes are summarised below.

- The proposals in this report will neither increase nor reduce carbon emissions because there will be no immediate change in the activities of the tennis club as a result of the lease renewal.
- The need to build resilience to climate change impacts is not relevant to the proposals in this report because there will be no immediate change in the activities of the club as a result of the lease renewal.
- The proposals in this report will help achieve a sustainable Edinburgh because they will help people become more physically active and this should help with physical and mental health. Also, local communities have the opportunity to be involved in activities at the club. Environmental good stewardship is not considered to impact on the proposals in this report because there are no changes currently being proposed.

Consultation and engagement

Local ward members have been consulted with on the contents of this report and no objections have been registered.

Background reading / external references

For further information on the club, their website is: www.drummondtennisclub.co.uk

Mark Turley

Director of Services for Communities

Links

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|---------------------------------|---|
| Coalition pledges | P42 – Continue to support and invest in our sporting infrastructure |
| Council outcomes | 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 |
| Single Outcome Agreement | SO2 – Edinburgh's citizens experience improved health and wellbeing, with reduced inequalities in health |
| Appendices | Location plan |



AREA = 0.228Ha
(or thereby)

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|--|-----------------|
| • EDINBURGH • THE CITY OF EDINBURGH COUNCIL | |
| SERVICES FOR COMMUNITIES EDINBURGH | |
| DRUMMOND LAWN TENNIS CLUB SCOTLAND STREET LANE EDINBURGH | |
| DATE | 17/9/13 |
| SURVEYED BY | |
| DRAWN BY | Mark ballantyne |
| FILE NO. | |
| NEG. NO. | A4/129 |

SITE PLAN

PHOTOGRAPHICALLY REDUCED NOT TO SCALE

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