

FC66. Woodlands Games Hall – Update

Council considered a report by the Director of Development Services presenting proposals to facilitate the transfer of Woodlands Games Hall.

The Executive had, on 6 September 2016 (ref EX50), agreed the terms of a transfer of Woodlands Games Hall and pitch to Woodlands Community Sports Ltd (WCS). It had also agreed that should any significant changes or issues arise a further report would be submitted.

Negotiations for the transfer had been ongoing, however it had not been possible to address all the identified risks associated with the proposals within the time available and, as a consequence, an interim arrangement was now proposed to allow the project to be delivered in time. The main area of difficulty was the future maintenance and repair of the games hall property. A condition survey, commissioned by Falkirk Football Community Foundation (FFCF), one of the partners, suggested that c £220k would be required over the next 5 years to address necessary works. Consequently FFCF had proposed that Council retain a significant responsibility for the repairs and maintenance and underwrite the total costs of the works. It was considered that this approach was inconsistent with the terms of the original proposal. It was therefore proposed to extend the period set for WCS Ltd to enter into the lease from 31 March 2017 to 31 March 2018, on the same terms, to allow a solution to be found. It was also proposed, in order that grant funding for the project was not lost, that Council pays its contribution (£22k) to the project and that FFCF commences pitch replacement work in the new year for completion by the deadline of 31 March 2017.

A licence for works on the property would require to be granted to FFCF. On completion of the replacement pitch, FFCF would enter into block booking arrangements with Falkirk Community Trust. It was anticipated that the fee for this arrangement and from payments from other parties would generate income until WCS could take over.

Decision

Council agreed:-

- (1) that the lease option for Woodlands Community Sports Ltd. on terms previously approved, in principle, should remain available until 31 March 2018;**
- (1) that Falkirk Football Community Foundation (FFCF) will procure the works to replace the pitch which will require payment of the Council's contribution of £22,000 to the project;**
- (2) that a licence for works shall be entered into to allow FFCF and their contractors to carry out the works to replace the pitch;**
- (3) to request that Falkirk Community Trust:-**

- (a) remains as the Council's tenant of the premises until a lease with WCS Ltd shall have been entered into; and
 - (b) enters into an interim arrangement with FFCF for use of the pitch, all consistent with the needs of Comely Primary School;
- (4) to authorise Director of Development Services or her nominee to conduct and finalise negotiations of the outstanding details and generally take all decisions required to take forward the proposals to conclusion and in conjunction with the Chief Governance Officer conclude all necessary legal arrangements, and
- (5) that should any significant changes or issues arise through negotiations or development of the proposals, a further report will be prepared.