

EX50. Woodlands Games Hall

The Executive considered a report by the Directors of Children's Services and Development Services seeking approval for proposals to transfer Woodlands Games Hall and sports pitch to a community enterprise, Woodlands Community Sports Ltd (WCS Ltd.)

The proposal for the transfer of the asset, which is owned by Falkirk Council and operated by Falkirk Community Trust, was that a community enterprise (WCS Ltd.) would take a 25 year lease at a nominal annual rent of £1. This would allow the community to operate the hall and the pitch for the benefit of the local area. WSC Ltd intended to secure £200k of new capital investment (including £22k from the Council) to improve the pitch and surroundings.

Given the disparity between the proposed rent and the open market rental value as determined by the District Valuer, the Disposal of Land by Local Authorities (Scotland) Regulations 2010 required the Council to compare the costs and other benefits and disbenefits before agreeing to the disposal. These were set out in the business case for the project which was summarised within the report.

Should the proposal be agreed, Council would pay annual rent to WCS Ltd. of £10,000 to secure the use of the hall by Comely Park School.

The report set out alternative options to the leaseback or reservation arrangement for Comely Park Primary School:-

- build a new games hall at the school at an estimated cost of £600k; or
- Children's Services take over the existing hall.

Each of these options would incur costs in addition to the existing budget of £22,000.

The report set out the risks surrounding the proposal and recommended that any agreement should be subject to the resolution of these risks.

Decision

The Executive agreed:-

- (1) subject to the resolution of the risks detailed in paragraph 7.4 of the report to the satisfaction of the Director of Development Services; the proposals for the transfer of Woodlands Games Hall and pitch to Woodlands Community Sports Ltd (WCS Ltd.) and that the Council enters into agreement with WCS Ltd. on the following terms:-**
 - (i) to lease Woodlands games hall and pitch to WCS Ltd. for a period of 25 years on full repairing and insurance terms at a nominal rent of £1 per annum;**

- (ii) to provide a financial contribution to the Landfill Communities Fund of £22,000 to secure the additional external funding of £178,000; and
 - (iii) to leaseback or reserve for Comely Park Primary School the facilities required by the School to meet its requirements for physical education and activity and that at a rental sum of £10,000 per annum;
- (2) to authorise the Director of Development Services or her nominee to conduct and finalise negotiations of the outstanding details, generally take all decisions required to take forward the proposal to conclusion and in conjunction with the Chief Governance Officer conclude all necessary legal arrangements, including those required to terminate the lease with Falkirk Community Trust; and
- (3) that should any significant changes or issues arise through negotiations or development of the proposals, a further report will be made to the Executive.