

**REPORT TO:** CITY DEVELOPMENT COMMITTEE – 25 APRIL 2016

**REPORT ON:** PROPOSED EXTENSION OF LEASE TERM FOR DOWNFIELD SPORTS PAVILION, 2 CHARLOTTE STREET, DUNDEE

**REPORT BY:** EXECUTIVE DIRECTOR OF CITY DEVELOPMENT

**REPORT NO:** 139-2016

**1 PURPOSE OF REPORT**

1.1 To seek approval for the extension of the current lease term for the Downfield Sports Pavilion, 2 Charlotte Street, Dundee, DD3 8PF.

**2 RECOMMENDATION**

2.1 It is recommended that the Committee approve the proposed extension of the lease term for the Downfield Sports Pavilion, 2 Charlotte Street, Dundee, as shaded on the attached plan, up to and including 31 March 2115, to Dundee North West Community Sports Club (Scottish Charity Number SC043273).

**3 FINANCIAL IMPLICATIONS**

3.1 The annual rent will be £1 per annum, if asked.

**4 BACKGROUND**

4.1 Dundee North Community Sports Club currently occupies Downfield Sports Pavilion, on a 25 year lease, due to terminate 28 October 2037. The extension of the lease to 31 March 2115, will provide the tenant with greater security of tenure.

4.2 The subjects cannot be sold as the City Council retains a right to occupy the subjects as a nominated Emergency Centre, in terms of the Civil Contingencies Act 2004 (Contingency Planning) (Scotland) Regulations 2005.

4.3 Reference is made to Article IV of the meeting of the Policy and Resources Committee of 19 August 2013, wherein members approved the Community Asset Transfer Strategy. A Community Asset Transfer Steering Group was then set up to consider applications for Community Asset Transfer. The Steering Group introduced a staged application process and scoring mechanism to process applications received.

4.4 Dundee North Community Sports Club has submitted a satisfactory application for Downfield Sports Pavilion to be considered for an extension of lease under the Community Asset Transfer Strategy. Because of the proposed lease length, the application has been considered in terms of the Community Asset Transfer Strategy.

4.5 After consideration by the Community Asset Transfer Steering Group, the application was considered appropriate for Community Asset Transfer. The applicant intends to continue to use the subjects for the purposes of clubrooms, offices and changing facilities.

4.6 The Assessment and Scoring process has been developed to give a weighting of 10% for Governance, 30% for Finance and Business Planning, 50% for Community Benefits and 10% for Market Value (where applicable). The high level of weighting allocated to Community Benefits reflects the Council's commitment to ensure that local communities are consulted and have ownership of a lease, or asset transfer being approved in their respective multi-member Wards and Community Areas.

**5 POLICY IMPLICATIONS**

- 5.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. There are no major issues.

**6 CONSULTATIONS**

- 6.1 The Chief Executive, the Executive Director of Corporate Services, Head of Democratic and Legal Services and the Executive Director of Neighbourhood Services have been consulted and are in agreement with the contents of this report.

**7 BACKGROUND PAPERS**

- 7.1 There are no background papers of relevance to this report.

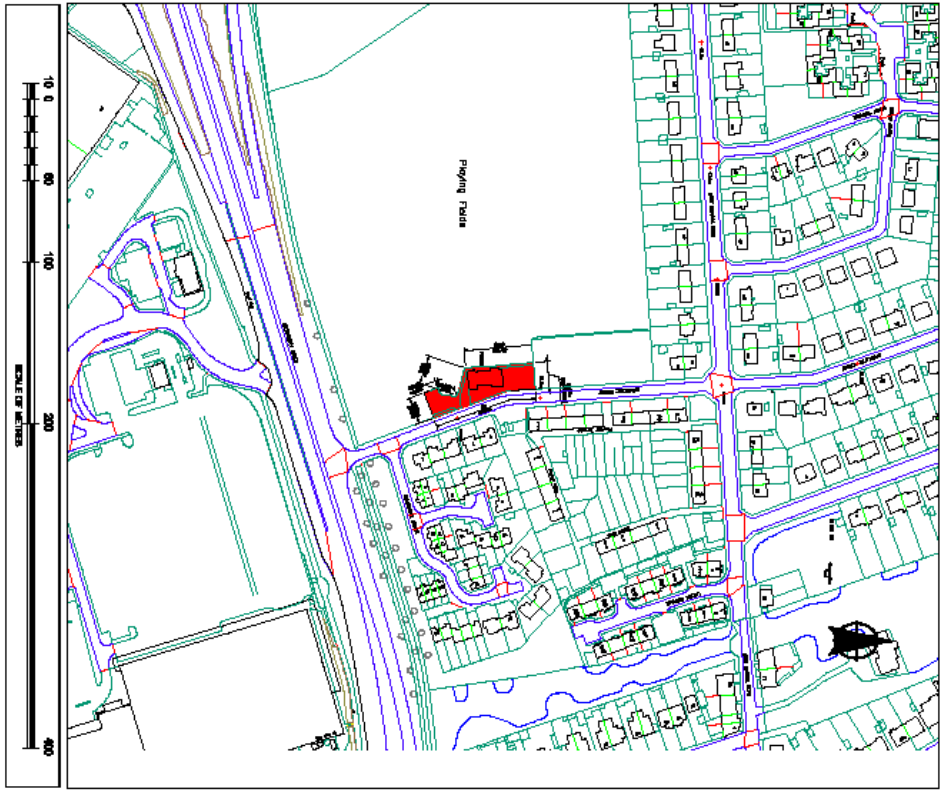
Mike Galloway  
Executive Director of City Development

Fergus Wilson  
Head of Design and Property

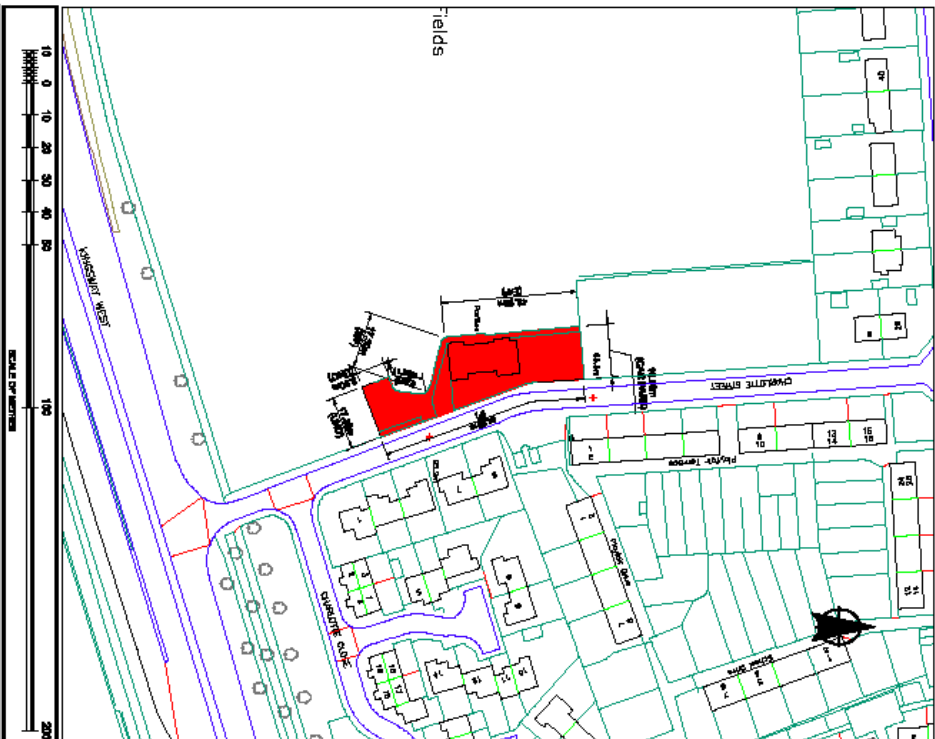
FW/AK/KM

14 April 2016

Dundee City Council  
Dundee House  
Dundee



AREA COLOURED RED EXTENDS TO 0.11 HECTARES OR THEREBY



ADDRESS: <b>DOWNFIELD PAVILION CHARLOTTE STREET DUNDEE</b>	REF: <b>BP</b>	Prepared by: <b>paradeur &amp; Co</b> Survey on behalf of <b>HAEC</b> , a Co-operative and website: <b>18th 2012</b> . All rights reserved. Ordnance Survey Licence Number: <b>100023</b>
DRAWING: <b>LEASE PLAN</b>	SCALE: <b>1/1250 1/2500</b>	<b>DUNDEE CHANGING</b> SPECIALIST SURVEYORS 150-152, High Street, Dundee, DD1 1DA TEL: 01382 233000 FAX: 01382 233001
	DATE: <b>MAR 2016</b>	