

Finance and Resources Committee

10.00am, Thursday, 9 December 2021

Balgreen Bowling Club 137 Balgreen Road, Edinburgh – Proposed New Lease

Executive/routine	Routine
Wards	Ward 7 - Sighthill/Gorgie
Council Commitments	2, 10

1. Recommendations

- 1.1 It is recommended that Finance and Resources Committee approves a new 25-year lease to Balgreen Croquet Club Limited of the pavilion and bowling greens at 137 Balgreen Road, Edinburgh on the terms outlined in this report and on other terms and conditions to be agreed by the Executive Director of Place.

Paul Lawrence

Executive Director of Place

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Report

Balgreen Bowling Club 137 Balgreen Road, Edinburgh – Proposed New Lease

2. Executive Summary

- 2.1 Balgreen Croquet Club currently occupy the pavilion at Balgreen Bowling Greens through an agreement with Edinburgh Leisure and hold a lease over three of the four adjoining bowling greens. The Croquet Club has requested a lease over the entire property to develop and enhance the leisure offer within the community. This report seeks approval to grant a 25-year lease to Balgreen Croquet Club on the terms and conditions outlined in the report.

3. Background

- 3.1 The pavilion and bowling greens at Balgreen occupy a site which extends to approximately 1.28 hectares (3.16 acres), as shown outlined red on the plan at Appendix 1.
- 3.2 The pavilion is currently included in the wider lease of assets from the Council to Edinburgh Leisure. It was originally built in the 1960's with an extension added in the 1980s. The pavilion is in a dilapidated state with a recent condition survey estimating a repair cost in excess of £300,000.
- 3.3 Balgreen Croquet Club (The Club) currently utilise the building in connection with their use of the bowling greens, three of which are leased from the Council. This lease has a further 18 months to run at a current rent of £650 per annum.
- 3.4 The Club has submitted a proposal whereby the Council will grant a lease over the whole of the site to allow an enhanced community croquet and bowls facility to be created. The Club will use this lease interest to target funding opportunities for improvements to the pavilion.
- 3.5 Consultants acting for The Club have proposed that the 1980s part of the pavilion has the potential, with refurbishment, to last another 25-years. The Club are prepared to accept the liability for this part of the building and seek funding to carry out these works, on the basis that the Council demolish the 1960s section.

4. Main report

- 4.1 Following discussions with the Club, the following terms have been provisionally agreed:

- 4.1.1 Subjects: Balgreen Bowling Centre, 167 Balgreen Road, EH11 3AT;
- 4.1.2 Tenant: Balgreen Croquet Club Limited;
- 4.1.3 Lease term: 25 years from 1 April 2022;
- 4.1.4 Break Option: the tenant will have the benefit of a break option, on each anniversary of the date of entry on serving not less than 6 months written notice on the Council to this effect;
- 4.1.5 Rent: £500 per annum;
- 4.1.6 Rent Review: 1 April 2027 and five yearly thereafter;
- 4.1.7 Repair: the tenant will accept a full repairing liability for the building (subject to an agreed schedule of condition) and walls/fences which enclose the perimeter;
- 4.1.8 Use: for the development of a croquet facility including other sports (e.g. bowling and petanque), which will encourage and support other community use;
- 4.1.9 Conditions: the Council undertaking demolition work to the pavilion with such works to address any issues with gable ends, the adjoining roofs, the western gate, the alarm system and utilities so as not to prevent occupation of the remaining part. Any concrete base to be removed as part of the demolition works;
- 4.1.10 Costs: both parties responsible for their own costs; and
- 4.1.11 Other conditions: as contained in the subjects existing lease.
- 4.2 Should the lease be approved it would be the intention of the Club to amend the articles of association of Balgreen Croquet Club Ltd to allow for:
- A bowling section;
 - Local community activity; and
 - Board representation for bowlers and for the local community.
- 4.3 In order to protect other groups/organisations who wish to make use of the facility, the Council will ensure the Club had completed this work before the lease was put in place.

5. Next Steps

- 5.1 Following approval of the terms by Committee, Legal Services will be instructed to progress with the documentation for the new lease.

6. Financial impact

- 6.1 The current rent received from the lease of the bowling greens is £650 per annum. The rent under the proposed lease is reduced to £500 per annum however this reflects that significant liabilities which the Club will inherit. As a result of the lease

there will be a significant cost saving to the Council in terms of the refurbishment to the pavilion and ongoing future maintenance liabilities.

7. Stakeholder/Community Impact

7.1 Ward members have been made aware of the recommendations of the report.

8. Background reading/external references

8.1 None.

9. Appendices

9.1 Appendix 1 – Location Plan.