AGENDA ITEM NO 7
REPORT NO 305/11

ANGUS COUNCIL
CORPORATE SERVICES COMMITTEE – 28 APRIL 2011
THE RICOH BRITISH WOMEN’S OPEN CHAMPIONSHIP 2011 – CARNoustie DD7 7JE - LEASE OF LAND
REPORT BY THE DIRECTOR OF CORPORATE SERVICES

ABSTRACT: This report advises the Committee of the outcome of negotiations for the lease of land in Carnoustie for use during the RICOH British Women’s Open Championship to be held in Carnoustie in 2011.

1. RECOMMENDATION

It is recommended that the Committee approve the lease of land in Carnoustie to I.M.G. UK Ltd on the provisional terms and conditions contained in this report and such other conditions as are deemed necessary by the Head of Property and the Head of Law and Administration to protect the Council’s interests.

2. BACKGROUND

The RICOH British Women’s Open Championship comes to Carnoustie in 2011 and land in Council ownership is required for the tented village, official car parking etc.

The proposed tented village covers part of the Links area owned by Angus Council but under the control of the Carnoustie Links Management Committee or Carnoustie Hotel. This report advises the Committee of the outcome of negotiations for the lease of land in the control of Angus Council, as depicted in the Appendices to this report. The area controlled by the Carnoustie Links Management Committee is covered by a separate agreement between the Carnoustie Links Management Committee and the I.M.G. UK Ltd. Public car parking will be off site with a park and ride bus service in operation.

3. CURRENT POSITION

Agreement has now been reached on the main terms and conditions for the lease of various areas of land in the ownership of Angus Council.

The following provisional terms and conditions have now been agreed.

Parties: Landlord: Angus Council
Tenant: I.M.G. UK Ltd

Property: Various Sites as Follows
Area 1 Black Slab car park and surrounding grassed area.
Area 2 Grassed area adjacent to Carnoustie Hotel.
Area 3 Golfers’ Car Park at Carnoustie Hotel.
Area 4 Pedestrian Access through football pitches and car park at Carlogie Park.
The various areas will be used for erection of the tented village and car parking. The land at Carlogie Park is required to enable a pedestrian route from the public car parking in the field adjacent to the car park which will be utilised for the park and ride buses.

All areas will be required for a period from 6 July 2011 to 8 August 2011; however this could be extended if the Championship is delayed due to bad weather.

Conditions:

a) The tenant will be responsible for all repairs and maintenance of the sites listed above and will be responsible for the reinstatement of all land to the same condition as it was prior to the commencement of the lease and to the satisfaction of Angus Council. The tenant will also be responsible for the collection of all rubbish and litter.

b) It will be the responsibility of the tenant to obtain, comply with and indemnify Angus Council in respect of all necessary consents, permissions, licences and approvals required.

c) The tenant will indemnify the Council against all damage, loss and injury of every description which may occur to or affect the Council or its property or which may arise from or through the exercise of the rights by any authorised person including any persons invited by the tenants or the non-observance of any of the terms of the proposed agreement however expressed or implied.

d) It will be the responsibility of the tenant to pay all Local Authority rates, water, electricity and commercial waste costs relating to the period of the lease.

e) The tenants will be responsible for providing public liability insurance to an agreed level.

f) No alterations to the subjects will be carried out without the prior written consent of the landlord and will be carried out to the satisfaction of the Council’s Head of Property.

g) The tenant accepts the whole subjects are in good repair and are fit and satisfactory in all respects for the use to be made of them. No warranty therein is given or implied in this respect.

4. PROPOSALS

It is proposed that Angus Council make no charge for the use of the above areas, this being part of the Council’s contribution to the event as per previous agreements for the Open Championships in 1999 and 2007 and the Senior Open Championship in 2010.

5. FINANCIAL IMPLICATIONS

There are no financial implications as a result of this report.

6. HUMAN RIGHTS IMPLICATIONS

There are no Human Rights Act implications specific to this report.

7. EQUALITIES IMPLICATIONS

The issues contained within this report fall within an approved category that has been confirmed as exempt from an equalities perspective.

8. CONSULTATION

The Chief Executive, the Director of Infrastructure Services, the Head of Law and Administration and the Head of Finance have been consulted in the preparation of this report.
9. CONCLUSION

The successful outcome of the RICOH British Women’s Golf Championship in Carnoustie in 2011 requires the use of land in Council ownership. Provisional agreement has now been reached for the lease of these sites.

APPENDICES

Appendix 1  Black Slab car park and surrounding grassed area.
Appendix 2  Grassed area adjacent to Carnoustie Hotel.
Appendix 3  Golfers’ Car Park at Carnoustie Hotel.
Appendix 4  Pedestrian Access through football pitches and car park at Carlogie Park.

Colin McMahon
DIRECTOR OF CORPORATE SERVICES

Note: No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information), were relied on to any material extent in preparing the above report.

Property/JP/NCM/IMH
Appendix 1 - Black Slab car park and surrounding grassed area.

Drop off point, emergency coaches, emergency rendezvous point.
Appendix 2 – Grassed Area Adjacent To Carnoustie Hotel

Priority car parking for championship related vehicles.

Proposed lease shown outlined black.
Appendix 3 – Golfers’ Car Park At Carnoustie Hotel

The Links
Championship related vehicles, courtesy cars & officials.

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Committee Plan
Senior Open Championship 2010, Carnoustie, Angus.

Appendix 3
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Appendix 4 – Pedestrian Access through football Pitches And Car Park At Carlogie Park

Pedestrian access from car park to park & ride buses.

Drop off & pick up point for shuttle buses.

Proposed lease shown outlined black.
Proposed pedestrian access shown hatched black.