

ANGUS COUNCIL

STRATEGIC POLICY COMMITTEE – 3 DECEMBER 2013

MONTROSE BOWLING CLUBS

REPORT BY STRATEGIC DIRECTOR – COMMUNITIES

ABSTRACT

The report updates members on a proposed way forward to resolve the maintenance and equity issues previously reported regarding Montrose Bowling Clubs.

1. Recommendation

The Committee are asked to

- Note the proposed amalgamation of three clubs into one.
- Agree the lease to the Hillside Bowling Club at £200 p.a.
- Agree to the Council supporting the club with a contribution in kind by undertaking the green maintenance for an initial period of two years at a cost of £5,000 p.a.
- Note the consequential savings to the Council of approximately £40,000 p.a.

2. Background

Report 559/13 Proposed Standardised Lease Agreement for Bowling Greens-Update to Corporate Services on 10 October 2013 set out the current lease arrangement for bowling clubs across Angus. A copy of the Appendix to that report is appended as **Appendix 1** of this report.

The report identified the circumstances around three of the four Montrose bowling clubs, Hillside, Inch and Melville whereby there was a disparity of lease arrangements compared to other clubs in Angus and that the maintenance requirements of approximately £45,000 for the three clubs were met by the council.

At the Corporate Services meeting on 10 October 2013, a decision was deferred to allow meetings with the clubs concerned to discuss the options available.

3. Proposals

Two meetings with the clubs, elected members and officers have now taken place. Various discussions took place including the future of the clubs; the costs of maintenance; and the uncertainty of future club membership.

At the initial meeting the discussions included that in order to facilitate the transformation of the clubs and continue to provide bowling facilities in Montrose for the existing clubs it was proposed that there be a transitional period whereby the council undertakes the maintenance of one green for a period, at an estimated cost of £5,000 p.a. There was the opportunity for this support to be reduced over a period of years to allow the club to become self sufficient in the long term and thereby be comparable to the arrangements with other Angus clubs.

At the second meeting the three clubs agreed to amalgamate into a single club based at Hillside. The future membership is uncertain as members of the three clubs will determine in due course if they remain with the single club at Hillside.

The clubs consider that they would require continuation of two years of green maintenance by the council (at £5,000 p.a.) to be reviewed ahead of the third year in order to allow the club to establish its membership base.

The club will be responsible for building maintenance, maintenance of the areas beyond the green, utility costs and the £200 p.a. ground rent in a similar way to other clubs in Angus.

In addition the Hillside Bowling Club has been offered support to develop a business plan and to seek external funding through the council's Economic Development team. There are potential opportunities for connections with the tennis club and in the medium term there may be opportunities for community asset transfer.

These proposals would give the council a £40,000 p.a. saving compared to current costs.

The Committee are asked to agree this proposal to contribute to the maintenance of one green at costs of approximately £5,000 p.a. for two years with a review ahead of the third year, which would be reported to the Communities Committee.

As noted in Report 559/13 in due course the existing bowling areas at Inch and Melville will be reassigned. The pavilion at Melville would be leased on the open market.

4. Financial Implications

As noted on the report the proposal commits approximately £5,000 p.a. for the maintenance of a bowling club green in Montrose for two years with a £40,000 p.a. saving compared to current costs. The £5,000 p.a. can be met from current revenue funding.

The estimated costs of £2,000 to infill the green at Melville will be met from these savings and there may be future income from the lease of the pavilion.

5. Human Rights Implications

There are no human rights implications arising from the proposals in this report.

6. Equalities Impact Assessment

The issues dealt with in this report have been the subject of consideration from an equalities perspective. An equalities impact assessment is not required.

7. Consultation

The Chief Executive, Head of Corporate Improvement and Finance and Head of Legal and Democratic Services were consulted in the preparation of this report.

8. Conclusion

The discussions with the three Montrose Bowling Clubs have been very productive, producing a proposed way forward towards a standardised agreement with an initial two year proposal for the council to contribute in kind by undertaking the maintenance of the green at Hillside Bowling Club.

**ALAN MCKEOWN
STRATEGIC DIRECTOR - COMMUNITIES**

Note:

The background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) which were relied on to any material extent in preparing the above report are:

- Report No 559/13 - Proposed Standardised Lease Agreement for Bowling Greens-Update – Corporate Services Committee – 10 October 2013

Appendix 1 – Summary of Existing / Proposed Lease Agreements – EXTRACT FROM REPORT 559/13

	PROPERTY	Current / Proposed Rent (p.a.)	Payment of Water / Waste Water / Electricity Charges	Maintenance of Buildings and Bowling Greens	Electricity Charges (estimate for this year) paid by Angus Council	Lease Details	Membershi p	Annua l Fees per perso n	Comments
	COMMERCIAL LEASES								
1	Abbey Bowling Club. Arbroath (Owned by Arbroath Common Good)	£4,700	Tenant	Tenant	£0	Lease for a period of 99 years w.e.f. 17/11/2001	155	£120	Has bar facility
2	Parkview Bowling Club Brechin (Owned by Brechin Common Good)	£3,500	Tenant	Tenant	£0	Lease for period of 21 years w.e.f 01/10/1997	n/k	n/k	Has bar facility
3	Friockheim Bowling Club (Owned by Angus Council)	£164	Tenant	Tenant	£0	Lease for period of 25 years w.e.f. 01/02/2008. Capital sum of £8,500 paid by tenant at commencement of lease.	35	£60	Has bar facility
4	Lochlands Bowling Club Arbroath (Owned by Arbroath Common Good)	£1,747	Tenant	Tenant	£0	Lease for a period of 21 years w.e.f. 25/04/2007	58	£85	Has bar facility

MINUTES OF AGREEMENT									
5	Hope Paton Park Bowling Club Montrose (Owned by Montrose Common Good)	Proposed £200	Tenant	Tenant	£0	Minute of Agreement expired 25/04/2010.	70	£70	No bar
6	Boyle Park Bowling Club Forfar (Owned by Angus Council)	Proposed £200	Tenant	Tenant	£0	Minute of Agreement expired 13/04/2010.	55	£45	No bar
7	Birkhill Bowling Club (Owned by Angus Council)	Proposed £4,700	Tenant	Tenant	£0	Minute of Agreement expires 27/05/2014.	114	£120	Has bar facility. Application received for Community Asset Transfer
NO FORMAL AGREEMENT									
8	Hillside Bowling Club (Part of park leased by Angus Council from third party)	Proposed £500	Proposed Tenant	Angus Council	£330	No lease or Minute of Agreement	28	£60	No bar
9	Inch Bowling Club, Montrose (Owned by Montrose Common Good)	Proposed £900	Proposed Tenant	Angus Council	£50	No lease or Minute of Agreement	22	£60	No bar
10	Melville Bowling Green and Pavilion, Montrose (Owned by Montrose Common Good)	Proposed £570	Proposed Tenant	Angus Council	£290	No lease or Minute of Agreement	22	£60	No bar
PROPOSED AGREEMENT									
	Hillside Bowling Club	Proposed £200	Proposed Tenant	Council to maintain green for two years, club to maintain other areas and club house.	£0		To be determined	To be determined	No bar

