

South Ayrshire Council

**Report by Head of Property and Risk
to Leadership Panel
of 13 February 2018**

**Subject: Proposed Lease of Playing Fields at Winehouse Yett,
Dundonald**

1. Purpose

- 1.1 The purpose of this report is to seek Leadership Panel consent to enter into a new 25 year lease with Dundonald Community, Sports, Recreation and Heritage Association for the area shown hatched in [Appendix 1](#) for use as playing fields.

2. Recommendation

- 2.1 **It is recommended that the Panel grants authority to the Executive Director - Resources, Governance and Organisation to:**

2.1.1 **agree the lease in favour of Dundonald Community, Sports, Recreation and Heritage Association for a period of 25 years; and**

2.1.2 **instruct Legal Services to conclude this transaction.**

3. Background

- 3.1 Dundonald Community, Sports, Recreation and Heritage Association has approached the Council with a request to enter into a new 25 year lease for the playing fields at Winehouse Yett in Dundonald.

- 3.2 The Association has requested a new lease as it has secured funding of £36,000 from Hillhouse Quarry that would allow it to upgrade the drainage and make general improvements to the playing field. The funding is conditional on the Association securing a new 25 year lease for the area.

4. Proposals

- 4.1 It is proposed that the Council enters into a new 25 year ground lease with Dundonald Community, Sports, Recreation and Heritage Association for the area shown hatched on the plan attached as [Appendix 1](#) subject to the terms and conditions outlined below.

- 4.2 The ground will be let to the Association for a period of 25 years at an initial rental of £200 per annum with rent reviews to the market rent at 5 yearly intervals. The area will be used as playing fields and for no other purpose.

4.3 The Council will retain the right to utilise the site free of charge on a maximum of 10 days in each calendar year for the purpose of holding community events such as the Dundonald Games.

4.4 The tenant will be responsible for all maintenance, utilities and rates associated with its occupation of the area and will ensure that the site is kept clean and tidy at all times to the reasonable satisfaction of the Council.

4.5 All other terms and conditions will be the subject of negotiation between the respective parties' solicitors.

5. Legal and Procurement Implications

5.1 The recommendations within this report are consistent with legal requirements. Legal Services will be required to draft the new lease and conclude the formal transaction.

5.2 There are no procurement implications arising from this report.

6. Financial Implications

6.1 There will be a rental income of £200 per annum to General Services for the first 5 years of the lease and there will be further savings in the region of £500 per annum to the Council as a result of responsibility for maintaining this area being passed to the tenant.

7. Human Resources Implications

7.1 Not applicable.

8. Risk

Risk Implications of Adopting the Recommendations

8.1.1 There are no risks associated with adopting the recommendations.

Risk Implications of Rejecting the Recommendations

8.2.1 The Council would retain responsibility for maintaining this area and it would also miss out on the rental income.

9. Equalities

9.1 The proposals in this report have been assessed through the Equality Impact Assessment Scoping process. There are no significant potential positive or negative equality impacts of agreeing the recommendations and therefore an Equalities Impact Assessment is not required. A copy of the Equalities Scoping Assessment is attached as [Appendix 2](#).

10. Sustainable Development Implications

10.1 ***Considering Strategic Environmental Assessment (SEA)*** - This report does not propose or seek approval for a plan, policy, programme or strategy or

document otherwise described which could be considered to constitute a plan, programme, policy or strategy.

11. Options Appraisal

11.1 An options appraisal has not been carried out in relation to the subject matter of this report.

12. Link to Council Plan

12.1 The matters referred to in this report contribute to the Council strategic objective of 'Improve the way that we work as a Council' and within that to the outcome 'Land and building assets that are well maintained, fit for purpose and affordable'. It also contributes to the Council strategic objective of 'Working in partnership to maximise the potential of our local economy' and within that to the outcome 'Businesses and social enterprises are supported to set up, thrive and expand'.

13. Results of Consultation

13.1 There has been no public consultation on the contents of this report.

13.2 Consultation has taken place with Councillor Peter Henderson, Portfolio Holder for Resources and Performance, and the contents of this report reflect any feedback provided.

14. Next Steps for Decision Tracking Purposes

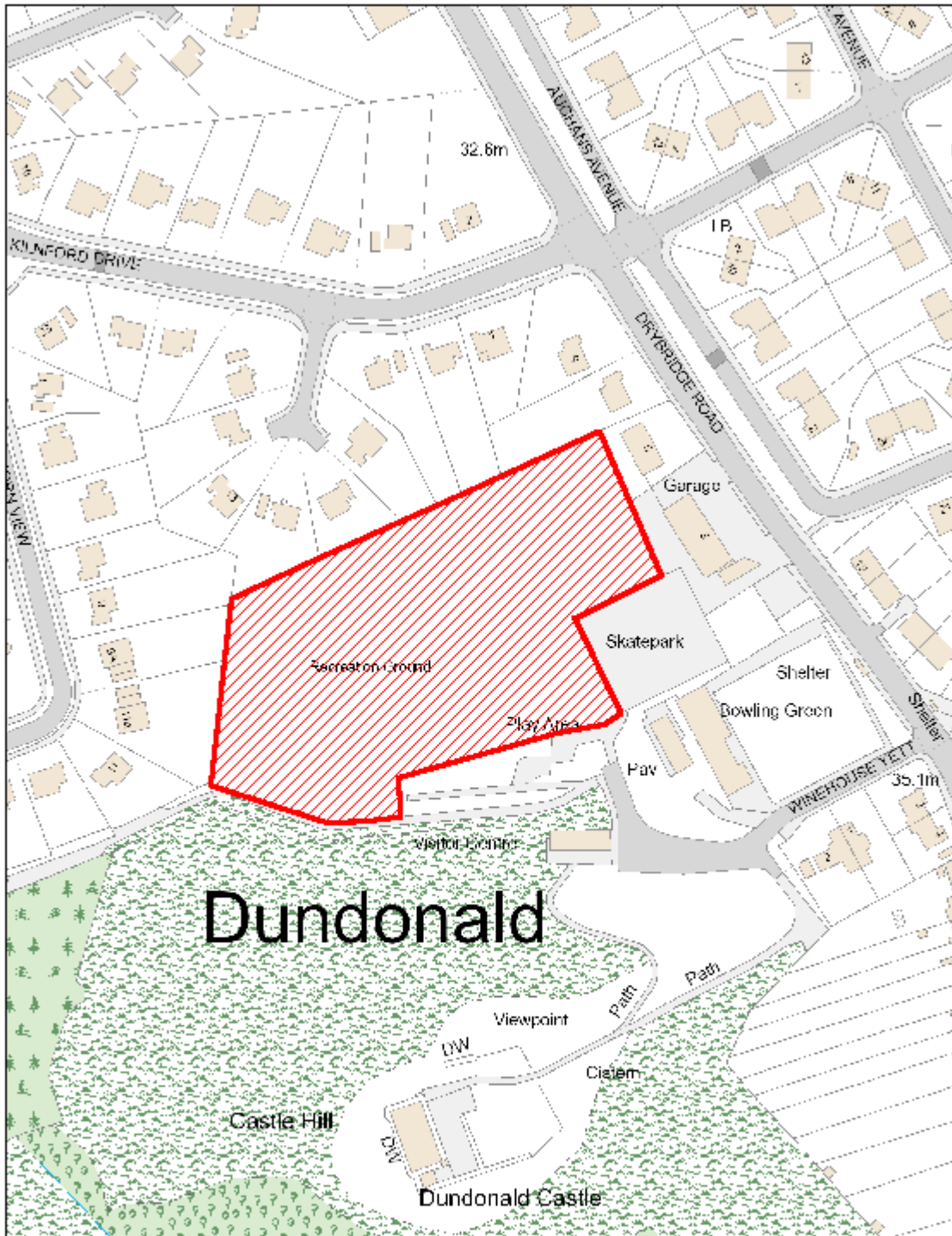
14.1 If the recommendations above are approved by Members, the Head of Property and Risk will ensure that all necessary steps are taken to ensure full implementation of the decision within the following timescales, with the completion status reported to the Leadership Panel in the 'Council and Leadership Panel Decision Log' at each of its meetings until such time as the decision is fully implemented:

<i>Implementation</i>	<i>Due date</i>	<i>Managed by</i>
Conclude new lease	31 August 2018	Head of Property and Risk

Background Papers **None**

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Date: **2 February 2018**



Playing Fields, Winehouse Yett, Dundonald

Scale 1:1500



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South Ayrshire Council

Equality Impact Assessment Scoping

1. Proposal details

Proposal Title Proposed Lease of Playing Fields at Winehouse Yett, Dundonald	Lead Officer Donald Gillies
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2. Which communities, groups of people, employees or thematic groups do you think will be, or potentially could be, impacted upon by the implementation of this proposal? Please indicate whether these would be positive or negative impacts

Community, Groups of People or Themes	Negative Impacts	Positive impacts
The whole community of South Ayrshire	No	No
People from different racial groups, ethnic or national origin.	No	No
Women and/ or men (boys and girls)	No	No
People with disabilities	No	No
People from particular age groups for example Older people, children and young people	No	No
Lesbian, gay, bisexual and heterosexual people	No	No
People who are proposing to undergo, are undergoing or have undergone a process to change sex	No	No
Pregnant women and new mothers	No	No
People who are married or in a civil partnership	No	No
People who share a particular religion or belief	No	No
Thematic Groups: Health, Human Rights, Rurality and Deprivation	No	No

3. Do you have evidence or reason to believe that the proposal will support the Council to:

General Duty and other Equality Themes	Level of Negative and/ or Positive Impact (high, medium or low)
Eliminate discrimination and harassment faced by particular communities or groups	-
Promote equality of opportunity between particular communities or groups	-
Foster good relations between particular communities or groups	-
Promote positive attitudes towards different communities or groups	-
Increase participation of particular communities or groups in public life	-
Improve the health and wellbeing of particular communities or groups	-
Promote the human rights of particular communities or groups	-
Tackle deprivation faced by particular communities or groups	-

4. Summary Assessment

Is a full Equality Impact Assessment (EQIA) required? (A full EQIA must be carried out on all high and medium impact proposals)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Rationale for decision: <p style="text-align: center;">The proposal does not have a significant negative or positive impact on any particular group.</p>		
Signed : Donald Gillies		Head of Service
Date: 26 January 2018		Copy to equalities@south-ayrshire.gov.uk