



Glasgow City Council

Contracts & Property Committee

Report by George Gillespie, Executive Director of Neighbourhoods, Regeneration and Sustainability

Item 6

9th October 2025

Contact: David McEwan

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25-YEAR LEASE OF PETERSON PARK PLAYING FIELDS & CHANGING PAVILION, 40 YOKER MILL ROAD, GLASGOW, G13 4PF

Purpose of Report:

To seek authority to grant a 25-year lease of Peterson Park Playing Fields and Changing Pavilion at 40 Yoker Mill Road, Glasgow, G13 4PF to the Peterson Park Playing Fields Trust SCIO (PPPFT) through the People Make Glasgow Communities programme.

Recommendations:

It is recommended that Committee:

1. Notes the content of this report.
2. Grants authority for the Executive Director of Neighbourhoods, Regeneration and Sustainability to approve a 25-year lease to Peterson Park Playing Fields Trust. Peterson Park Playing Fields and Changing Pavilion is currently leased to Glasgow Life until 31st March 2032, therefore the authority is required to cover the consenting of a sub-lease from Glasgow Life up to 31st March 2032. The granting of a lease beyond 31st March 2032, for the remainder of the 25-year term.
3. Approves that the Executive Director of Neighbourhoods, Regeneration and Sustainability in consultation with the Director of Legal and Administration be authorised to conclude all matters pertaining to the lease and to enter into necessary legal agreements on terms which are in the best interest of the Council.

The lease will include as appropriate, terms and conditions that: (i) maintain a high level of public and democratic scrutiny over the operation of the council-owned facility, (ii) maintain close alignment with all relevant council policies, including mechanisms for 'keeping pace' with future policy changes, and (iii) provide options for recourse should either of these things cease to be

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maintained or if any actions are taken by the leaseholder which the Council considers detrimental to its reputation or to the wider public interest.	
Ward No(s): 13 – Garscadden/ Scotstounhill	Citywide: North West
Local member(s) advised: Yes	consulted: Yes

1.0 Introduction

- 1.1 The purpose of this report is to seek approval to grant a lease of Peterson Park Playing Fields and Changing Pavilion to Peterson Park Playing Fields Trust SCIO. The premises are identified on the attached plan.
- 1.2 The People Make Glasgow Communities programme is a mechanism by which local people, community groups, third sector and other organisations can express an interest in having greater involvement in the management of local venues.

2.0 The Subjects

- 2.1 Peterson Park Playing Fields and Changing Pavilion consists of 8 changing rooms with showers and toilets (and one disabled toilet), 2 referee rooms with showers and toilets, an office, plant room, car park (approximately 50 cars), 1 grass Shinty pitch, 1 grass GAA pitch for Gaelic Football and Hurling, 1 grass football pitch and 1 multi-purpose training area.

3.0 Background

- 3.1 Glasgow Life (GL) currently has a 25-year lease of the Centre which commenced on 01 April 2007. GL operated the facility until its closure in 2020, as instructed by the Scottish Government as part of the lockdown prompted by the Covid 19 pandemic.
- 3.2 After the pandemic GL confirmed that it had no immediate plans to open it on a full-time basis. The Playing Fields and Pavilion was therefore made available through the People Make Glasgow Communities programme and Peterson Park Playing Fields Trust SCIO applied, and were granted a Licence to Occupy.
- 3.3 Peterson Park Playing Fields Trust is a Scottish Charitable Incorporated Organisation (SCIO). The SCIO is made up with a Board of Directors drawn from three separate Charitable organisations:
 - Glasgow Mid Argyll Shinty Club SCIO (SC051156)
 - Glasgow Gaels Gaelic Football Club SCIO (SC046552)
 - Parent Community Sports Trust SCIO (SC044806) -BSC Glasgow
- 3.4 Whilst each club has declared a specific interest in their respective sports, they share common aims and objectives:

- Each of the clubs relish the opportunity to operate a ‘Home’ pitch for their respective sports and carry out the necessary improvements to create top class facilities in line with modern day standards.
- Each has a desire to encourage community participation as players, spectators, volunteers and organisers.
- Each club has longer term aspirations to leave a legacy facility for future generations to play and enjoy traditional field sports in Glasgow.

- 3.5 Since March 2022, Glasgow Mid Argyll Shinty Club have successfully managed and operated Peterson Park Playing Fields and Changing Pavilion under a short-term License to Occupy arrangement with Glasgow Life working in partnership with Glasgow Gaels Gaelic Football Club and BSC Glasgow.

In November 2024, Peterson Park Playing Fields Trust SCIO was created with membership from the three organisations named above in readiness to move towards a long lease. Their focus is to deliver a wide range of sport activities that benefit the community including Shinty, Gaelic Football and Association Football in Glasgow. The Peterson Park Playing Fields and Changing Pavilion will foster and grow these traditional sports to preserve their heritage and ensure future generations are given the opportunity to participate in these historical sports.

4.0 Evaluation of Application

- 4.1 The granting of a long lease of the Playing Fields and Pavilion to PPPFT SCIO will help to ensure that the community continues to benefit from the historical sports as detailed above.
- 4.2 PPPFT’s application has been assessed by the PMGC Working Group as well as the PMGC Assessment Panel consisting of officers from GCC and Glasgow Life. Both groups consider it a good application and recommend that the proposal for a 25-year lease is accepted based on the terms outlined below.

5.0 Terms

- 5.1 The following terms have been provisionally agreed with Peterson Park Playing Fields Trust:

Head Landlord: Glasgow City Council

Landlord: Culture and Sport Glasgow (Glasgow Life)

Tenant: Peterson Park Playing Fields Trust SCIO

Rent: £750 per annum.
When the lease reverts to Glasgow City Council as landlord in 2032, the rent will remain £750 per annum in line with Glasgow City Council’s Concessionary Rental Policy, subject to the annual submission to the Head

Landlord of evidence of compliance with the Tenant's Obligations as listed in this document.

Rent Review: At the end of the 25-year term, the Tenant will have the right to request a lease renewal subject to providing the Landlord a minimum of 6 months' notice of the request, with that request not to be unreasonably refused by the Landlord.

Date of Entry: On completion of legal documentation.

Term: 25 years

The subjects are currently leased to Glasgow Life until 31st March 2032 therefore the authority is required to cover the consenting of a sublease up to 31st March 2032 and a granting of a lease by GCC beyond 31st March 2032 for the remainder of the 25 year term.

Use: Peterson Park Playing Fields Trust SCIO will ensure that the Subjects remain a community asset used for the benefit of the community, allowing access to local clubs as well as teams and groups from Peterson Park Playing Fields Trust SCIO.

The use is restricted to the playing of sport and physical activities, or other activity suited to the Subjects' facilities. Complementary activities such as fairs, events, motorhome pitches, allotments and community larder will also be permitted subject to obtaining any necessary planning permissions.

The use of the current 3 pitches will not change without consultation with the SFA, GAA and Camanachd Association.

Break Options: The Tenant will have the option to break the Lease at the end of years 2, 5, 10, 15 and 20 upon providing the Head Landlord with a minimum of 6 months' written notice.

Repairing Obligations: Full Repairing and Insuring terms, based on the Subjects being in a wind and watertight condition at the Date of Entry.

Alterations: Structural alterations will not be permitted without the Head Landlord's prior written consent.

Non-structural alterations may be permitted with the Head Landlord's written consent, not to be unreasonably withheld.

Alienation: The Tenant will not be permitted to assign its interest in whole or in part. Space within the Subjects may be made available for short-term hire.

Insurance: The Tenant will be responsible for the building and contents insurance of the Subjects. Tenant's insurance policy must be evidenced on an annual basis.

For the Term of the Lease, the Tenant will maintain Employer Liability and Public Liability Insurance cover from a reputable insurance company, for a minimum of TEN MILLION POUNDS (£10,000,000) STERLING for each and every claim and shall provide evidence of such cover to the Head Landlord upon request.

Dilapidations: At the termination of the Lease, the Subjects will be returned to the Landlord in no worse condition than at the Date of Entry; this will be evidenced by an agreed Schedule of Condition prepared prior to the start of the Lease.

Rates and Utilities: The Tenant will pay all rates and utility bills.

Statutory Compliance: The Tenant will be responsible for statutory maintenance.

Tenant's Obligations: On each anniversary of the Date of Entry, the Tenant shall provide to the Head Landlord the Monitoring and Evaluation information as contained in Annex A and Annex B.

The Tenant understands there will be a high level of public and democratic scrutiny over the operation of the Subjects as a Council-owned facility and shall comply with any reasonable request from the Head Landlord.

The concessionary rent is applied subject to compliance with the details in the enclosed business plan. Failure to meet the KPIs in the business plan may result in a significant increase in the annual rent in line with the open market rent at that time, or in the Head Landlord giving written notice to terminate the Lease.

Legal Costs: Each party is responsible for its own costs in the preparation of the Lease.

6.0 Policy and Resource Implications

Resource Implications:

Financial: Up to £60,000 contribution to make the pavilion wind and water tight.

Legal: All transactions will be subject to review and conclusion by Glasgow City Council's Corporate and Property Law section.

Personnel: There are no personnel implications.

Procurement: There are no personnel implications.

Council Strategic Plan: The proposal supports:

Grand Challenge 1, Mission 3: Work with partners to reduce health inequalities and the impact of deprivation and increase healthy life expectancy.

Grand Challenge 2, Mission 3: Support accessible educational and social opportunities including arts and sport.

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2021-25? Please specify. Yes, providing services that are accessible to the entire community. These services promote social and physical opportunities, alongside promoting the importance of physical health.

What are the potential equality impacts as a result of this report? No impact.

Please highlight if the policy/proposal will help address socio-economic disadvantage. N/A

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify:

No impact.

What are the potential climate impacts as a result of this proposal?

No impact.

Will the proposal contribute to Glasgow's net zero carbon target?

No impact.

Privacy and Data Protection Impacts:

Are there any potential data protection impacts as a result of this report
Y/N

No

7.0 Recommendations

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