Item 6

25th August 2022

Glasgow City Council

Contracts and Property Committee

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

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VARIATION TO LEASE OF PART OF CATHKIN PARK 58-62 FLORIDA AVE., G42 8XG

Purpose of Report:

To outline the background and seek authority for Glasgow City Council (GCC) to vary the lease previously granted to the Jimmy Johnstone Charitable Trust (JJ) of the grass pitch at Cathkin Park, to include the MUGA, also within Cathkin Park, shown outlined and hatched black on the attached plan, J96456

Recommendations:

It is recommended that the committee:

1. Notes the content of this report.

2. Grants authority for GCC to vary the lease already granted to JJ of the grass pitch at Cathkin Park, to include the MUGA, on the basis of the terms outlined within this report and otherwise on terms satisfactory to the Director of Legal and Administration.

Ward No(s): 7 Langside Citywide:

Local member(s) advised: Yes ✓No ☐ consulted: Yes ✓ No ☐

***PLEASE NOTE THE FOLLOWING**:*

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1.0 Introduction

1.1 This report seeks to obtain Authority to vary the grant of the lease of the grass pitch at Cathkin Park to include the MUGA as identified on the attached plan, J98456 on the basis of the terms and conditions outlined below.

2.0 Background

2.1 Cathkin Park was originally built and opened in 1884 by Queens Park F.C. The stadium became too small for Queens Park who moved elsewhere. Cathkin Park became home to Third Lanark who failed in the1960s and entered liquidation**.** The stadium subsequently fell into disrepair and most of the fabric was gradually removed. Glasgow Corporation bought the land in 1971 and designated Cathkin Park as Open Space. In 2007, the pitch and adjacent pavilion were leased to Glasgow Life (then Culture and Sport Glasgow) to maintain and manage on behalf of the Council. That lease was rescinded previously but GL continued to manage the pitch.

2.2 JJ is in occupation of the grass pitch, the old pavilion and the MUGA within the park. The lease of the pavilion is from City Property (Glasgow) Ltd., and the MUGA from NRS (Parks). The pavilion does not form part of the subjects of this report. The pitch has been occupied by JJ for some 10 years under a series of Permissions to Use issued by GL. Authority to grant a 20-year lease was given by this committee at its meeting of 17th March 2022.

2.3 Whilst JJ has been in occupation of the MUGA, the ability to use it has been limited due to the condition of the playing surface and the enclosure. Attached to this report is a condition survey instructed by JJ showing the current position.

2.4 JJ, has used this space for a number of years, during which time they have operated in a satisfactory manner, As the MUGA will be incorporated within the Grass Pitch lease, it will be subject to the same agreement that JJ will continue to allow use of the space by others in the community as has been the case through all of their occupation.

2.5 The main reason for granting longer security of tenure to JJ is to enable them to source external funding to improve the MUGA thus bringing it into more productive use both for themselves, and for the local and wider Glasgow community through their links and associations with other organisations.

2.6 The proposed development plan is attached which demonstrates repairs to the enclosure and laying of a new synthetic pitch creating a 5-a-side facility. JJ has sourced external funds towards the cost of the project, notably £75,000 from the Cruyff Foundation, the first such donation obtained in

Scotland, £25,000 from the Scottish Football Partnership. The balance estimated to be £30,000 to £40,000 is being met by JJ's existing funds and supporters. This project represents an excellent opportunity to obtain external funding to improve facilities for the benefit of Glasgow.

3.0 TERMS AND CONDITIONS

- Landlord – Glasgow City Council (GCC)
- Tenant – Jimmy Johnstone Charitable Trust.
- Subjects – MUGA at Cathkin Park as identified on the attached plan.
- Rent – to be included in existing rent for the Grass Pitch.
- Term – 20 years from date of entry.
- Rent Review – to the then concessionary rent policy applying at each 5th year anniversary of the date of entry.
- Break Clause – Either party can terminate the lease on giving the other party 6 months' notice at each 5th year anniversary of the date of entry.
- Date of Entry – on conclusion of legal formalities.
- Works – per attached scheme of works to be carried out by tenant
- Costs – Each party will be responsible for their own costs.

4.0 Policy and Resource Implications

Resource Implications:

Financial:	No implications
Legal:	All transactions will be subject to review and conclusion by Glasgow City Council's Corporate and Property Law section.
Personnel:	no implications
Procurement:	no implications

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.	The facilities provided support the Local community and wider groups irrespective of race, sexual orientation, disability or other.

What are the potential equality impacts as a result of this report?	As above
Please highlight if the policy/proposal will help address socio-economic disadvantage.	The facility will be open to all.
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:	No impact.

5.0 Recommendations

It is recommended that the committee:

5.1 Notes the content of this report.

5.2 Grants authority for GCC to vary the lease already granted to JJ of the grass pitch at Cathkin Park, to include the MUGA, on the basis of the terms outlined within this report and otherwise on terms satisfactory to the Director of Legal and Administration.