**Item 6**

**6th October 2022**

**Glasgow City Council**

**Contracts & Property Committee**

**Report by Executive Director of Neighbourhoods, Regeneration and Sustainability**

**Contact: George Gillespie Ext: 79106**

# Authority to enter into negotiations for off-market letting of Easterhouse Sports Centre, 47 Auchinlea Road, Glasgow G34 9HQ to Easterhouse Community Sports Hub Partnership

**Purpose of Report:**

To seek authority to enter into negotiations for an off-market letting of Easterhouse Sports Centre to Easterhouse Community Sports Hub Partnership through the People Make Glasgow Communities programme.

**Recommendations:**

It is recommended that the Committee:

1. Notes the content of this report

2. Approves the commencement of negotiations for an off-market letting of Easterhouse Sports Centre to Easterhouse Community Sports Hub Partnership through the People Make Glasgow Communities programme.

**3.** Grants authority for Glasgow City Council to negotiate terms and conditions for the proposed letting to Easterhouse Community Sports Hub Partnership, which should include, as appropriate, terms which: (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 maintained or if any actions are taken by the leaseholder which the Council considers detrimental to its reputation or to the wider public interest.

***PLEASE NOTE THE FOLLOWING**:*

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Ward No(s): Ward 21 – North East Citywide:

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

## 1.0 Introduction

1.1 The purpose of this report is to seek approval to enter into discussions with Easterhouse Community Sports Hub Partnership regarding them taking a lease of Easterhouse Sports Centre, which is 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 a greater involvement in the management of local venues.

## 2.0 The Subjects

2.1 The facilities at Easterhouse Sports Centre (the Club) extend to 1.07 hectares (2.644 acres) overall as shown in the red line boundary on the attached plan and comprises of two sports halls, a general purpose meeting room, changing facilities, toilets, gym and various office spaces.

2.2 The Club is accessed off Auchinlea Road and includes car parking.

## 3.0 Background

3.1 Easterhouse Sports Centre was built in 1990. It is a single storey metal framed building with masonry and pre-finished panels forming the external envelope. The Club is owned by Glasgow City Council and occupied by Glasgow Life.

3.2 Easterhouse Sports Centre is currently used as a vaccination centre until March 2023.

3.3 Easterhouse Community Sports Hub Partnership (ECSHP) is a consortium of three SCIO organisations; Basketball Scotland, The Phoenix Centre and Easterhouse Community Sport Hub.

3.4 All consortium partners have experience in delivering a programme of sporting activities and facilities management. Easterhouse Community Sports Hub and the Phoenix Centre have been active in the vicinity for over a decade, delivering a range of services aimed at improving the physical and mental well-being of young people through sport, music and arts.

3.5 Basketball Scotland have previously delivered activities from the Crags Centre in Edinburgh, having reopened and operating the venue.

3.6 ECSHP aims to deliver positive change and provide inclusive and affordable opportunities to participate in basketball and a range of physical activities for the Easterhouse community.

3.7 A new trading subsidiary will be created by ECSHP, likely to be a SCIO. The likely charitable purposes of the new entity would include the following:

- the provision of recreational facilities
- the advancement of public participation in sport
- the advancement of health
- the prevention or relief of poverty
- the advancement of education
- the advancement of citizenship or community development
- the promotion of equality and diversity and the relief of those in need of those in ill health, disability, financial hardship or other disadvantage

## 4.0 Evaluation of Application

4.1. All three organisations that make up the Easterhouse Community Sports Hub Partnership (ECSHP) are passionate about providing access to sport & physical activity in the Easterhouse community and have a proven record of doing so in other local venues, including in the Phoenix Community Centre and local high schools. Activities undertaken by these organisations include the creation of a sports hub and youth work projects. The sport activities provided by Easterhouse Community Sports Hub have demonstrated a positive impact on the mental health of members of the local community. As a result, ECSHP is already well established within the area and have substantial experience of running a programme of sporting activities similar to those they intend to deliver at the venue. It is evident ECSHP is aware of the value of Easterhouse Sports Centre in its entirety and their proposal shows that they want to run the facility for the Easterhouse community.

4.2. ECSHP has undertaken strong community engagement through a number of mediums with over 500 local service users from a variety of groups, including elected members and local schools. Feedback from this engagement was overwhelmingly positive and showed a demand for the proposal. Additionally, ECSHP has developed a 'Theory of Change' model which articulates how they will use the feedback to meet the needs of the community and how they will contribute to the outcomes detailed in both Glasgow Life's Community Sports Hub Strategy and the "Everyone Deserves a Great Glasgow Life" strategy. This shows a real commitment to local need and community development and an understanding of the opportunity that exists to meet the needs of local sports clubs and organisations.

4.3. Between them, the member organisations of the ESCHP have a wealth of experience in reopening and managing community sports facilities. Staff at Basketball Scotland were the driving force in the reopening of the Crags Centre, a formerly disused leisure centre in Edinburgh that has now been a self-sustaining operation for over a decade. The Phoenix Centre and Easterhouse Community Sports Hub have significant experience in managing operations at the Phoenix Centre and Peak Performance in Helensburgh as centres for sport

and leisure. Collectively, it appears that they have the knowledge and ability to effectively re-open and manage the Easterhouse Sports Centre.

4.4. Basketball Scotland has highlighted the importance of community access and have stated that local service users will have access to Easterhouse Sports Centre more than 90% of the time to take part in community programmes, closing to the public only for income generating booked events. Where there is low demand for community activity, ESCHP will seek to fill the facility with other income generating activities which will help to subsidise low cost activities in the centre. All activities delivered by the ESCHP will have low cost or fully subsidised opportunities for some or all participants. This ensures that the sports centre will remain a community venue and that everyone will have the opportunity to use the facility.

4.5. The application has been assessed by the PMGC project working group as well as the Community Asset Working Group consisting of officers from GCC and Glasgow Life. As part of the assessment of the application, a small number of matters have been identified that can be resolved during the next phase of the process. Both groups, therefore, recommend this proposal to proceed to the Development Phase of the PMGC process.

## 5.0 Policy and Resource Implications

**Resource Implications:**

| | |
|---|---|
| *Financial:* | None |
| *Legal:* | A Common Good assessment will be undertaken prior to a lease being entered into. |
| *Personnel:* | No implications. |
| *Procurement:* | No implications. |

**Equality and Socio-Economic Impacts:**

| | |
|---|---|
| *Does the proposal support the Council's Equality Outcomes 2021-25? Please specify* | An Equality Impact Assessment (EQIA) will be undertaken as part of the Development Phase in advance of Heads of Terms negotiations. |
| *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.* | Positive impact towards reinstating and likely extending community use and services. |

**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:** | No impact. |

## 6.0 Recommendations

It is recommended that the Committee:

1. Notes the content of this report

2. Approves the commencement of negotiations for an off-market letting of Easterhouse Sports Centre to Easterhouse Community Sports Hub Partnership through the People Make Glasgow Communities programme.

3. Grants authority for Glasgow City Council to negotiate terms and conditions for the proposed letting to Easterhouse Community Sports Hub Partnership, which should include, as appropriate, terms which: (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 maintained or if any actions are taken by the leaseholder which the Council considers detrimental to its reputation or to the wider public interest.




GLASGOW CITY COUNCIL
DEVELOPMENT AND
REGENERATION SERVICES

229 GEORGE STREET, GLASGOW G1 1QX

Director
Steve Inch BSc Hons Dip TRP

## Plan 122

### EASTERHOUSE SPORTS CENTRE

**47 Auchinlea Road**

Contents within the boundaries coloured RED 1.07 hectares or thereby.

Area shaded BLUE to be excluded from lease to Culture and Sport Glasgow

This is the plan referred to in the foregoing Lease between Glasgow City Council and Culture and Sport Glasgow

| | | | |
|---|---|---|---|
| DRG no | [illegible] | REV | |
| CREATED | [illegible] | SCALE | 1:1,250 |
| OS SHEET | NS56NW | WORK REF | [illegible] |
| FILE | 10524 | LEGAL FILE | |
| AREA | 1.07 Hectares | DATE | [illegible] |
| BUNDLE No | | | |

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Glasgow City Council, 100023379, [illegible]