Item 12

16th June 2022

Glasgow City Council

Contracts & Property Committee

Report by Executive Director of Neighbourhoods, Regeneration and Sustainability

Contact: George Gillespie **Ext: 79106**

Seeking authority to enter into negotiations for an off-market letting of Nethercraigs Sports Complex, 310 Corkerhill Road, G52 1RR to Pollok United Nethercraigs

Purpose of Report:
To seek authority to enter into negotiations for an off-market letting of Nethercraigs Sports Complex to Pollok United Nethercraigs Community Interest Company 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 Nethercraigs Sports Complex to Pollok United Nethercraigs CIC through the People Make Glasgow Communities programme.

3. Grants authority for Glasgow City Council to negotiate terms and conditions for the proposed letting to Pollok United Nethercraigs CIC, 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.

Ward No(s): Ward 4 – Cardonald Citywide:

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

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1.0 Introduction

1.1 The purpose of this report is to seek approval to enter into discussions with Pollok United Nethercraigs CIC, regarding them taking a lease of Nethercraigs Sports Complex.

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 Nethercraigs Sports Complex (the Club) extend to 8.25 hectares (20.38 acres) overall as shown in the black line boundary on the attached plan and comprise of an outdoor floodlit 11 a side 3G synthetic pitch, 3 grass football pitches, 1 grass rugby pitch, 4 x 5 a side courts an athletics track, gym and dance/ fitness studios, MUGA (Multi Use Games Area) and changing facilities.

2.2 Adjacent to the car park is a skate park, which will continue to be managed by the Glasgow City Council.

2.3 The Club is accessed off Corkerhill Road and includes car parking.

3.0 Background

3.1 The indoor facilities at the Club are housed within a single storey steel framed building dating circa 1970 and refurbished in June 2004. It is owned by Glasgow City Council and occupied by Glasgow Life.

3.2 The outdoor sports facilities are currently operated via Pollok United Nethercraigs CIC (Pollok) as part of the Community Activation Pilot. Under the Pilot, Pollok continue to provide access for a number of groups and organisations that used the facilities prior to the Covid 19 pandemic.

3.3 Pollok is a Community Interest Company registered with Companies House in March 2021 (SC691958) with the specific purpose of operating the Club. The objectives of the Pollok are to carry on activities which benefit the community and in particular (without limitation) to:

(a) Operate and manage a Sport and Leisure Facility, Nethercraigs Sports Complex, Glasgow. They will also actively encourage increased participation in sport, leisure or recreational activities from the local community & support training placements and client centred advice and support; activities are all inclusive and are therefore available to everyone regardless of age, race, and religion, social or personal circumstances.

(b) Ensure that the facilities, including the football pitches, running track, fitness studios, associated changing rooms and community room are available free of charge or at a subsidised rate to local Supported Needs Schools, Local Further Education bodies, Community Groups and for philanthropic activities.

3.4 Pollok have been delivering football, aerobic exercise, cycling and educational and charitable activities since 2006. Since inception, they have evolved to take a more community-centric approach to their programming and activities, developing from a football club into a sports charity organisation.

Pollok have been managing the outdoor facilities at the Club since October 2020 as part of a Glasgow Life Community Activation Pilot. This included managing bookings, maintenance, communications and marketing. Pollok have also managed and maintained the pitch at the Dennis Donnelly Centre since 2013, and at the Corkerhill Community Centre, including café, office and community space, since 2019 and it continues to do so.

3.5 It is envisaged that the Club will provide a base for Pollok to expand their services and support to the local community. They also intend to maintain access to other groups and schools.

3.6 Pollok intends to secure any capital costs required through grant funding and are currently working with advisors in terms of their business planning and funding strategies.

4.0 Evaluation of Application

4.1 Pollok's application has been assessed by the PMGC project working group as well as the Community Asset Working Group consisting of officers from Glasgow City Council and Glasgow Life. As part of the assessment of the application, a number of points have been highlighted on which the organisation will work with the PMGC project working group prior to progressing to negotiations around Heads of Terms. Both groups recommend that this proposal is permitted to proceed to the Development Phase of the PMGC process, subject to the risks being addressed.

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	The Club will be open to all irrespective of background or origin and will therefore contribute to equality.
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 Nethercraigs Sports Complex to Pollok United Nethercraigs CIC through the People Make Glasgow Communities programme.

3. Grants authority for Glasgow City Council to negotiate terms and conditions for the proposed letting to Pollok United Nethercraigs CIC, 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.