



Glasgow City Council

Contracts and Property Committee

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

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Item 3

7th November 2024

**LINN PARK ADVENTURE PLAYGROUND, 145 NETHERLEE ROAD,
MUIRHEAD, G44 3SR, AUTHORITY TO PERMIT GLASGOW LIFE (GL) TO
GRANT CONSENT FOR A SUBLEASE TO SCOTLAND YARD ADVENTURE
CENTRE (THE YARD), AUTHORITY TO PERMIT GCC TO GRANT LEASE TO
SCOTLAND YARD ADVENTURE CENTRE**

Purpose of the Report

To seek Committee Approval to permit Glasgow Life to grant a sub-lease at Linn Park Adventure Playground to Scotland Yard Adventure Centre (The Yard)

To seek Committee Approval to permit Glasgow City Council to grant a lease to The Yard for the period beyond 2032 when Glasgow Life's Lease expires.

Recommendations:

It is recommended that Committee:

1. Note the contents of the report.
2. Approves GCC permitting GL to grant a sub-lease at Linn Park Adventure Playground to The Yard.
3. Approves GCC granting a lease at Linn Park Adventure Playground to The Yard for the period beyond 2032 when GL's lease expires.
4. Approves that the Executive Director of Neighbourhood, Regeneration & Sustainability in consultation with the Director of Legal and Administration be authorised to conclude all other matters pertaining to the lease agreements.

Ward No(s) 1-LINN

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 from Committee for Glasgow City Council (GCC) first, to permit Glasgow Life (GL) to grant a sublease of the site shown outlined and hatched black on the attached plan, J 99529, extending to 5246 sq. m., to The Yard until 2032.
- 1.2 To seek approval for GCC to grant a lease to The Yard for the remainder of the term.

2.0 Background

- 2.1 GCC have a 25-year lease with GL which requires Landlord approval in writing to grant consent for a sub lease. This lease comes to an end in 2032.
- 2.2 Scotland Yard Adventure Centre (known as The Yard) is a registered Scottish Charity (SC002538), and Private Limited Company registered in Scotland (SC101671) at 22 Eyre Place Lane, Edinburgh EH3 5EH.
- 2.3 The Yard supports disabled children and young people (aged 0-25), and their families, through adventure play and has requested a 20-year lease of Linn Park Adventure Playground.
- 2.4 They are presently operating from premises in Edinburgh, Kirkcaldy, and Dundee.
- 2.5 The Yard has secured £500,000 funding already from Scottish Government to establish an operation in Glasgow and has identified these premises as offering a suitable venue.
- 2.6 The funding requires to be spent by 31st March 2025. There are substantial renovations and upgrading required before the property will be in a suitable condition for use. These will be carried out by the Yard, as a condition of the grant funding.

3.0 Proposals

- 3.1 Discussions with Glasgow Life are at an advanced stage, and it is hoped that the property can be handed over to The Yard at the end of the year with the aim to re-open in April 2025.
- 3.2 Glasgow Life has a lease for Linn Park until 2032.
- 3.3 The sub-lease to The Yard would extend beyond 2032 and Landlord responsibilities would revert to GCC.
- 3.4 Once the Glasgow Life sub-lease comes to an end the letting would continue with GCC as Landlord on GCC concessionary rental basis and letting conditions at that time.

- 3.5 GL will require to obtain their own authority for the letting to The Yard and any corresponding Service Level Agreement.
- 3.6 The SLA will set out GL expectations and The Yard's responsibilities together with the monitoring requirements. This will be signed off at the same time the lease is signed.

4.0 Proposed Terms

Head Landlord – Glasgow City Council (GCC)

Tenants – Glasgow Life (GL)

Sub Tenants- Scotland Yard Adventure Centre (The Yard)

Subjects – Linn Park Adventure Playground

Rent - £1 if asked, for so long as the use continues

Rent Review – The Council's concessionary rental policy will apply from 2032

Use- facility for children and young people with disabilities

Entry – on completion of legal formalities

Term – 20 years and 1 day on a Full Repairing and Insuring Basis

Break- Tenant option every 3 years.

Costs – each party will bear their own costs

5.0 Policy and Resource Implications

Resource Implications:

<i>Financial:</i>	<i>There are no financial implications as any money being spent on the property will be provided by the subtenant.</i>
<i>Legal:</i>	There are no legal implications.
<i>Personnel:</i>	Glasgow Life staff currently operate from the venue and will continue to do so until the handover date.
<i>Procurement:</i>	<i>There are no procurement implications.</i>

Council Strategic Plan:

Grand Challenge 1: Mission 3 Improve the health and wellbeing of our local communities.

Grand Challenge 1: Mission 4 Support Glasgow to be a city that is active and culturally vibrant.

Grand Challenge 2: Mission 3 Raise Attainment amongst Glasgow's children and young people.

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.

There is no impact

What are the potential equality impacts as a result of this report?

There is no impact

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

There is no impact

Climate Impacts:

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

There is no impact

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

There is no impact

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

There is no impact

Privacy and Data Protection Impacts:

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

6.0 Recommendations

1. Note the contents of the report;
2. Approves GCC permitting GL to grant a sub-lease at Linn Park Adventure Playground to Scotland Yard Adventure Centre (The Yard);
3. Approved GCC granting a lease at Linn Park Adventure Playground to Scotland Yard Adventure Centre (The Yard) when GL's lease expires; and

4. Approves that the Executive Director of Neighbourhoods, Regeneration & Sustainability in consultation with the Director of Legal and Administration be authorised to conclude all other matters pertaining to the lease agreements.