



Glasgow City Council
Contracts and Property Committee
Report by Director of City Development
Contact: Gordon Fisher

Item 8

17th March 2022

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 grant a lease of the subjects as shown outlined and hatched black on the attached plan, J95637, to the Jimmy Johnstone Charitable Trust (JJ)

Recommendations:

It is recommended that the committee:

1. Notes the content of this report.
2. Grants authority for GCC to grant a lease to JJ of the subject premises, 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 grant a lease of the grass pitch as identified hatched on the attached plan, J95637 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 the 1960s 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. The whole lease was rescinded previously but GL has continued to manage the pitch.
- 2.2 JJ is in occupation of the 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) and these do 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. During this time, they have demonstrated experience and a track record of maintaining the asset to a high standard. They have engaged in partnership work with communities of interest. It is now intended to place the occupation on a more formal basis.
- 2.3 The subjects were placed on the list of available properties by People Make Glasgow Communities (PMGC) and this generated interest from two other parties, Friends of Cathkin Park and Third Lanark AC, who were exploring taking a lease of this space. Those competing interests were evaluated by PMGC who arrived at the view that neither of those bodies had sufficient standing to enable GCC to consider them as tenants. The appendix attached demonstrates the consultation process.
- 2.4 JJ, having been established as tenants of this space for over 10 years, during which time they had operated in a satisfactory manner, were considered to enjoy sufficient stature to enable them to take a longer-term lease. They currently occupy the pitch on a short-term lease to permit the continuation of their activities for the remainder of the season. As part of the new lease, 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 As JJ is a tenant in occupation, GCC are able to speak direct to JJ without seeking a specific authority.

3.0 TERMS AND CONDITIONS

- **Landlord – Glasgow City Council (GCC)**
- **Tenant – Jimmy Johnstone Charitable Trust.**
- **Subjects – Grass pitch at Cathkin Park as identified on the attached plan.**
- **Rent – £750 per annum in line with the current concessionary rent policy.**
- **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 –None currently planned.**
- **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

Council Strategic Plan: This transaction relates largely to the undernoted aspect of the Council's Strategic Plan.

**RESILIENT AND EMPOWERED
NEIGHBOURHOODS**

which fully satisfies the stated outcomes namely:

Citizens and neighbourhoods can influence how services are developed and budgets spent.

In particular, this report will support and assist in achieving the following Council priorities.

74. Develop a more integrated approach to how we use our policies, assets and resources to improve community empowerment, neighbourhoods and delivering equality.

75. Extend participatory budgeting, giving local people a say in how local budgets are spent and services delivered and examine options to establish a new community and equalities unit to support communities in this process.

79. Encourage the development of trusts, social and community enterprises to support community ownership and management of assets.

Common Good

It is considered that the subjects do not form part of the Council's Common Good.

The subjects were acquired by the Council's predecessors, The Corporation of the City of Glasgow, using statutory powers. The subjects are not on the list of common good assets. There are no conditions in the title that would suggest that the subjects were being acquired to be held as part of the common good. There are no other relevant factors to suggest that the subjects would form part of the common good of the Council.

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.

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.

5.0 Recommendations

It is recommended that the committee:

- 1 Notes the content of this report.
- 2 Grants authority for GCC to grant a lease to JJ of the subject premises, on the basis of the terms outlined within this report and otherwise on terms satisfactory to the Director of Legal and Administration.