

EAST RENFREWSHIRE COUNCIL

CABINET

26 January 2017

Report by Director of Environment

DRAINAGE WORKS AT WOODFARM PLAYING FIELDS

**PURPOSE OF REPORT**

1. The purpose of the report is to seek Cabinet approval to implement the previous decision of the Council to undertake drainage works to Woodfarm playing fields at a cost of £40,000.

**RECOMMENDATION**

2. The Cabinet is asked to confirm the previous decision of the Council to undertake drainage works to Woodfarm playing fields at a cost of £40,000.

**BACKGROUND AND REPORT**

3. At the Council meeting of 12 February 2015 it was agreed that, as part of the capital programme for 2015/16, the Council would undertake drainage works to Woodfarm playing fields at a cost of £40,000.

4. These drainage works had been needed for some time.

5. At the Cabinet meeting of 4 June 2015, it was agreed to lease the pitches at Woodfarm to East Renfrewshire Cricket Club. The report outlined the main terms of the proposed lease attached as Appendix 1. Clearly these relate mainly to the day to day running and maintenance of the facility.

6. In arriving at this decision the Cabinet took into account that the proposal to lease the pitches removed the liability for the management and maintenance of the pitches from the Council and also presented an opportunity for East Renfrewshire Cricket Club to secure external funding to improve the drainage within the site.

7. Discussions then began in relation to the conclusion of the lease. These took longer than anticipated due to a number of issues which needed to be resolved such as maintenance responsibilities.

8. Since that time a good relationship has been developed with the Cricket Club who have managed to secure external funding for the installation of a cricket wicket and for the purchase of grass cutting equipment. Unfortunately, the opportunity to secure external funding for the drainage within the site has not emerged. However, in that respect the Cabinet should be mindful of recent discussions around the Community Empowerment Scotland Act and the actual ability of locally based groups to undertake and/or fund major infrastructure projects.

9. The playing fields are still a Council owned asset and accessible to the public as a park outwith the time the site is used for Cricket Club activities. Any drainage works carried out will clearly improve the facility and offer wider benefits to the public.

10. Taking all of this into account it is proposed that as originally envisaged in February 2015 that the Council carries out the drainage works to Woodfarm Playing Fields at a cost of £40,000.

11. If the Council does agree to carry out the works then it will be necessary to carry them out after the summer of 2017 so that they align with proposed Scottish Water works in and around the area.

12. The East Renfrewshire Cricket Club is seen as being a well regarded and well run club by the Scottish cricketing establishment. There are wider community benefits associated with this proposal in relation to sports development for young people.

### **FINANCE AND EFFICIENCY**

13. £40,000 is currently allocated within the Capital Plan to undertake the drainage works.

### **CONSULTATION AND PARTNERSHIP WORKING**

14. Extensive discussions have taken place between the Cricket Club, Property and Technical Services (PaTs) and Legal Services regarding this matter.

### **IMPLICATIONS OF THE PROPOSAL**

15. There are no staffing, I.T., equalities, state aid or other implications associated with this report.

### **CONCLUSIONS**

16. Drainage works require to be undertaken at the Woodfarm site which, although leased to the Cricket Club, remains a Council owned asset. The site is also accessible to the public outwith the time it is being used for Cricket Club activities.

### **RECOMMENDATION**

17. The Cabinet is asked to confirm the previous decision of the Council to undertake drainage works to Woodfarm playing fields at a cost of £40,000.

Director of Environment

Further information can be obtained from:

Phil Daws, Head of Environment on 0141 577 3186, E-Mail: [phil.daws@eastrenfrewshire.gov.uk](mailto:phil.daws@eastrenfrewshire.gov.uk) or Stuart Free, Principal Officer Asset Management on 0141 577 3278, E-mail at: [stuart.free@eastrenfrewshire.gov.uk](mailto:stuart.free@eastrenfrewshire.gov.uk)

Cabinet Contact Details:-

Councillor Jim Fletcher  
(Leader of the Council)

Home: 0141 639 0265  
Office: 0141 577 5107/8

January 2017

## **Proposed Lease of Grass Football Pitches at Woodfarm**

### **Main terms proposed for the lease of the ground**

- That the ground shall be leased for a period of 31 years
- The tenant shall be East Renfrewshire Cricket Club
- The rent shall be £1 per annum (if asked)
- The ground and associated pitches shall not be permitted to be sub leased or assigned to any other party or be used for commercial purposes of any sort. The assignation of the lease to the proposed Giffnock community sports hub would however be allowed
- In accordance with the established practice at these pitches, Sunday matches will not be allowed unless subsequently agreed
- The cost of maintaining the grass pitches shall be the sole responsibility of ERCC
- The specification of any pitch improvement works shall be agreed with the Council
- East Renfrewshire Cricket Club shall be responsible for having appropriate public liability insurance, and for obtaining any necessary Planning Permission, Building Warrants together with any other necessary consents
- The leased ground is to be used solely as cricket facilities for the playing of cricket and associated training and that no commercial use of the pitches is permitted
- East Renfrewshire Cricket Club shall be responsible for any utility services, drainage, rates or any other charges
- East Renfrewshire Cricket Club shall allow the Council reasonable access without charge to the pitches for occasional use such as school sports days. The dates of such use shall be arranged in advance with the Club
- Each party shall be responsible for meeting their own surveyor's, legal fees and any other associated costs
- The date of entry together with all other terms and conditions required shall be a matter of negotiation between the Council and the Club.