

**REPORT TO: EDUCATION & SOCIAL SERVICES COMMITTEE ON
13 FEBRUARY 2008**

**SUBJECT: LONG JUMP FACILITY
KNOCKANDO SCHOOL, KNOCKANDO**

BY: HEAD OF ESTATES SERVICES

1. REASON FOR REPORT

- 1.1 To ask Committee to approve a 20 year lease of an area of ground as shown outlined and hatched black on the attached plan **APPENDIX 1** to Knockando Athletic Group,
- 1.2 This report is submitted to Committee in terms of Section D(17) of the Council's Administrative Scheme relating to dealing with issues related to the community use of schools.

2. RECOMMENDATION

- 2.1 **It is recommended that Committee authorise the Principal Solicitor (Commercial & Conveyancing) to conclude a lease of the long jump facility at Knockando School as shown outlined and hatched black on the attached plan APPENDIX 1 to Knockando Athletic Group on the terms outlined in 3.3 below.**

3. BACKGROUND

- 3.1 The Knockando Athletic Group have trained on Knockando Playing Field for over 6 years with the permission of the Head Teacher. During that time they constructed a long jump facility with the Council's consent.
- 3.2 The Knockando Athletic Group currently has 22 athletes training with them, 11 from primary school and 11 from secondary, all of whom come from the Speyside High School feeder area. The Group would now like to improve the long jump facility, the cost of which has been estimated at £6,500. Although the Group has accumulated some funds it is reliant on grant aid from sources which will require that the Group have security of tenure over the facility for a period of at least 20 years.
- 3.3 The Head of Estates Services has provisionally agreed terms with the Group for the granting of a 20 year lease as follows:-
- 3.3.1 A rental of £1 per annum if asked.
- 3.3.2 The Council will be responsible for general grass cutting and grounds maintenance of the school playing field which area shall include the area leased.

- 3.3.3 The Council will remain responsible for the external fences around the playing field.
- 3.3.4 Knockando School will have the use of the long jump facility during normal school hours. Out of school hours school use will be subject to the Group's approval.
- 3.3.5 The Group will maintain the long jump facility at its sole expense and keep the area clean, safe and tidy at all times.
- 3.3.6 Should the Knockando School close the Council will have an option to terminate the agreement without any compensation being payable to the tenant.
- 3.3.7 Upon other terms and conditions to be agreed by the Council's Principal Solicitor (Commercial & Conveyancing).
- 3.3.8 The proposed rent is considered to represent best value to the Council taking account of the school's free use of the facility.

4. SUMMARY OF IMPLICATIONS

(a) Corporate Development Plan/Community Plan/Service Improvement Plan

This report is in compliance with the working principles of sound management of property resources.

(b) Policy and Legal

Any policy and legal implications are set out in the report.

(c) Resources (Financial, Risks, Staffing and Property)

There are no resources implications arising from this report.

(d) Consultations

The Educational Resources Manager and the Principal Solicitor (Commercial & Conveyancing) have been consulted and their comments are contained within this report.

The Head of Financial Services has been consulted and concurs with the financial implications in this report.

The Local Members, Councillor McConachie, Councillor Murdoch and Councillor Paul have been consulted.

5. CONCLUSION

- 5.1 That the Committee approve the granting of a lease of the long jump facility as shown outlined and hatched black on the attached plan APPENDIX 1 and instruct the Head of Estates Services and Principal Solicitor (Commercial & Conveyancing) to conclude a lease of the facility to the Knockando Athletic Group on the terms provisionally agreed in Section 3.3 of this report.**

Author of Report: Alex Burrell, Estates Surveyor

Background Papers:

Ref: AB/JB/MW/482/8/rep 070927