
NORTH AYRSHIRE COUNCIL

19 March 2024

Cabinet

Title: Lease Extension – Parterre Hall, 19 High Street, Irvine

Purpose: To seek Cabinet approval to provide an extension to the lease of Parterre Hall, 19 High Street, Irvine to Irvine Judo Club.

Recommendation: That Cabinet approves the lease extension of Parterre Hall, 19 High Street, Irvine to Irvine Judo Club, until 2045, on the existing lease terms.

1. Executive Summary

- 1.1 The Parterre Hall, at 19 High Street, Irvine, is currently leased to Irvine Judo Club until 26th January 2042. Irvine Judo Club are seeking grant funding from Sport Scotland to enable the building to be physically extended to accommodate growth in demand.
- 1.2 To obtain the necessary funding, the Club is required to have secure tenure of 20 years over the property. It is therefore proposed that a Minute of Agreement is completed to extend the lease period to continue until 26th January 2045. All other lease terms are to remain in accordance with the existing lease.
- 1.3 The Property Management & Investment Service (Estates) will continue to liaise with Irvine Judo Club in relation to the physical extension of the building. Cabinet approval is sought for the lease extension only at this time.

2. Background

- 2.1 The Parterre Hall, at 19 High Street, Irvine was leased to Irvine Judo Club on the 23rd January 2017 for a 25 year period on Full Repairing and Insuring (FRI) terms at a rental of £1 per annum (if asked). The club were granted the original lease via a Community Asset Transfer which was approved by Cabinet in May 2016. A location plan is provided at Appendix 1.
- 2.2 The membership of Irvine Judo Club has increased substantially in recent years, and, as a result, the Club is seeking to extend the building to accommodate larger classes. Irvine Judo Club has shared plans of the building extension with the Council's Property Management & Investment Service and has been granted landlord consent, in principle, subject to obtaining the necessary planning permission and building warrant. The proposed physical extension area is within the site boundary of the current lease.
- 2.3 To enable the physical extension of the building, Irvine Judo Club is seeking grant funding via Sport Scotland. A condition of the grant funding is that the Club must have secure tenure over the property for a minimum of 20 years. Given the remaining lease term of 18 years, the Club is requesting that the lease is extended until 26th January

2045. This proposed three-year addition would provide the required period for the Club to obtain the relevant permissions in relation to the physical extension of the building, whilst ensuring the required 20-year secure tenure is in place to assist their funding application.

3. Proposals

- 3.1 It is recommended that Cabinet approves the lease extension of Parterre Hall, 19 High Street, Irvine to Irvine Judo Club until 26th January 2045 on the existing lease terms.

4. Implications/Socio-economic Duty

Financial

- 4.1 There are no financial implications arising from this report.

Human Resources

- 4.2 There are no human resource implications arising from this report.

Legal

- 4.3 If approved by Cabinet, Legal Services will complete the formal Minute of Agreement in relation to the longer lease period. The Council's Property Management & Investment Service has reviewed the Club's physical extension proposal and granted landlord consent, in principle, subject to obtaining the necessary planning permission and building warrant. The Service will continue to liaise with Irvine Judo Club in relation to the physical extension of the building and, assuming grant funding is obtained and the building extension is completed in line with all necessary permissions, formal landlord consent would be granted.

Equality/Socio-economic

- 4.4 If approved, Irvine Judo Club will be able to complete the physical extension of the building and offer additional social and sporting opportunities to their members, alongside the local schools and wider community.

Climate Change and Carbon

- 4.5 There are no climate change implications arising from this report.

Key Priorities

- 4.6 If the report is approved, the further development of Irvine Judo Club will support the Council plan priority of using our assets to support wellbeing in local communities.

Community Wealth Building

4.7 Agreeing the extension of the lease will support the Judo Club to expand their offering to the community.

5. Consultation

5.1 The Council's Connected Communities service has been consulted in the preparation of this report.

RUSSELL McCUTCHEON
Executive Director (Place)

For further information please contact **David W. Hammond, Head of Sustainability, Corporate Property & Transport** on **01294 324514**.

Background Papers

None



North Ayrshire Council
Comhairle Siorrachd Air a Tuath



1:1,250

Parterre Hall
19 High Street
Irvine
KA12 0AB

Site Area - 426 m²
or thereby

