

# THE INVERCLYDE COUNCIL

## NOTICE UNDER SECTION 104 OF THE COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015

### Proposed Lease of Bowling Clubhouse and adjacent land in Lady Alice Park, Greenock.

Notice is hereby given in terms of Section 104 of the Community Empowerment (Scotland) Act 2015 that the Inverclyde Council, constituted under the Local Government etc. (Scotland) Act 1994 and having its main office at Municipal Buildings, Clyde Square, Greenock ("**the Council**") proposes to dispose of property forming part of the common good, being the property described below.

#### 1. Details of the Property

The Clubhouse and surrounding land at Lady Alice Bowling Club, Lady Alice Park, Greenock, shown outlined red on the attached Plan 1 ("**the Property**"). The final project design may mean that a reduced area is leased.

The terms of the title deeds of Lady Alice Park mean that the Property it is a type of common good property over which the Council cannot grant a lease in the proposed terms without obtaining Court authority under Section 75 of the Local Government (Scotland) Act 1973. The Council make the Court aware of this consultation in any action for such authority.

#### 2. Details of the Proposal

The Lady Alice Bowling Club ("**the Club**") wish to undertake refurbishment and extension works to the clubhouse, and require a long term lease to allow them to secure both public grant funding and funding from commercial lenders. The Council therefore is considering the grant of a lease of the Property to the Trustees of the Club on the following terms:

- for a period of 25 years;
- lease start date to be agreed but, if the lease proceeds, likely to be in the course of 2019;
- the negotiated rental will be £2,000.00 p.a. and subject to 5 yearly review;
- for use as a clubhouse in connection with the bowling greens and general social uses associated with bowling clubs;
- the Club will be responsible for: maintaining the Property, and the buildings on it; the cost of insuring same; and maintaining the bowling greens and some adjacent ground;
- the Club will have use of the eastern bowling green between 10:00am and 10:30pm, however there will be public access to any rink not in use by 7:30pm; and
- public rights of access to the western bowling green will be maintained.

#### 3. Background

The west wing of the clubhouse has experienced settlement due to the proximity of the culverted burn. The Club propose to demolish this wing and replace it with an extension to the north side of the clubhouse which will include new toilet facilities, including accessible toilets, and be compliant with current regulations. The existing bar and function areas will continue as before but will be enhanced by the new facilities. Plans showing the existing layout (Plan 2) and an outline proposal are attached to this notice (Plan 3 and Plan 4). It should be noted that, if the Club secures funding for the project, this design may change as the detailed design is finalised and progressed through statutory planning and building standards processes.

If the works proceed, the Council additionally proposes to contribute funding for the project to enhance a Council asset in recognition of the importance of bowling and other sports clubs to the communities of Inverclyde.

Any person may make representations **either** for or against the proposed lease, and that **either** by email to:

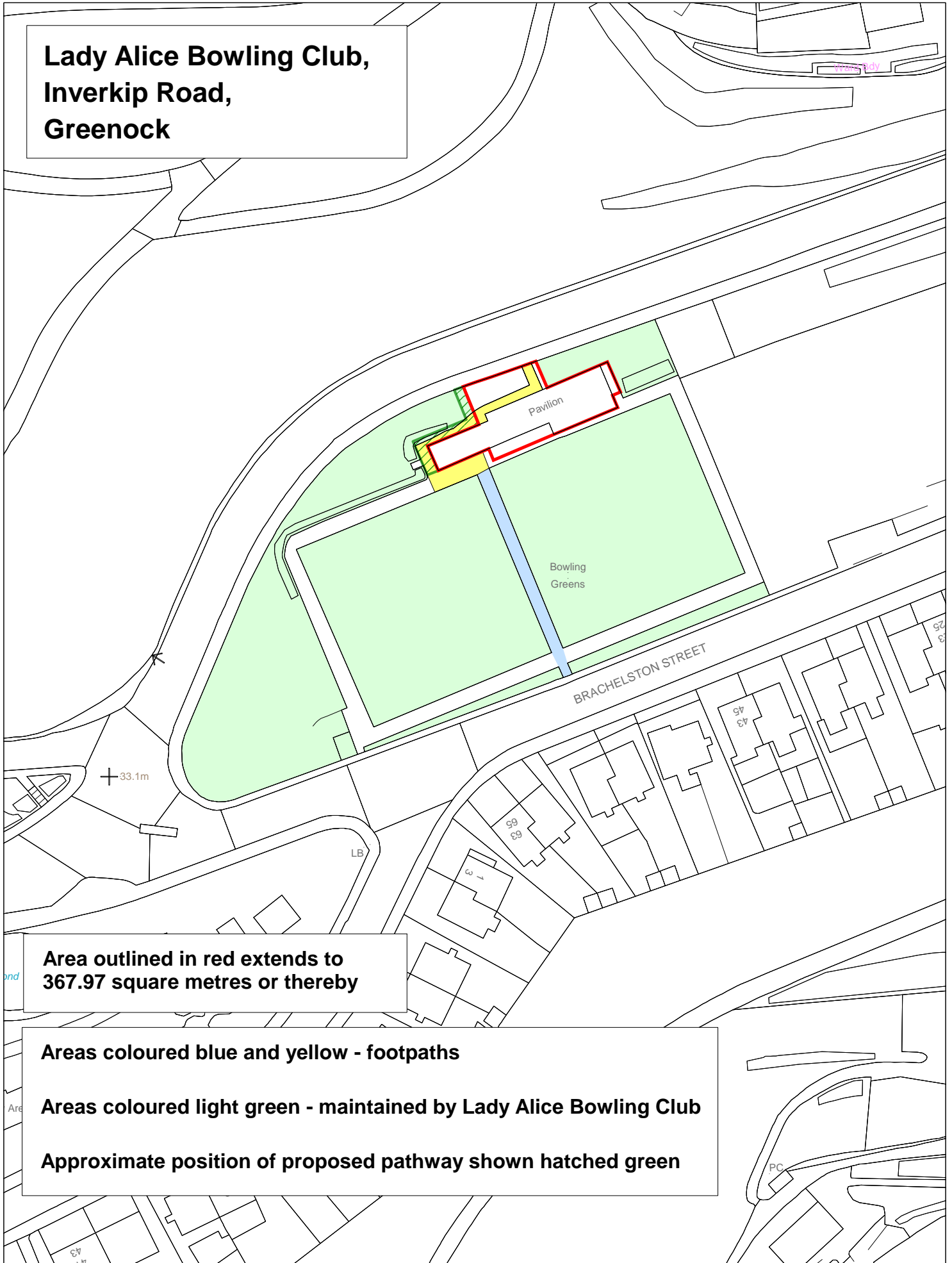
[common.good@inverclyde.gov.uk](mailto:common.good@inverclyde.gov.uk)

or in writing to:

**The Head of Legal and Property Services,**  
Inverclyde Council,  
Municipal Buildings,  
Clyde Square,  
GREENOCK,  
PA15 1LX.

Representations must be made by no later than 5pm on 28 November 2018 and should state the grounds on which they are made.

**Lady Alice Bowling Club,  
Inverkip Road,  
Greenock**



**Area outlined in red extends to  
367.97 square metres or thereby**

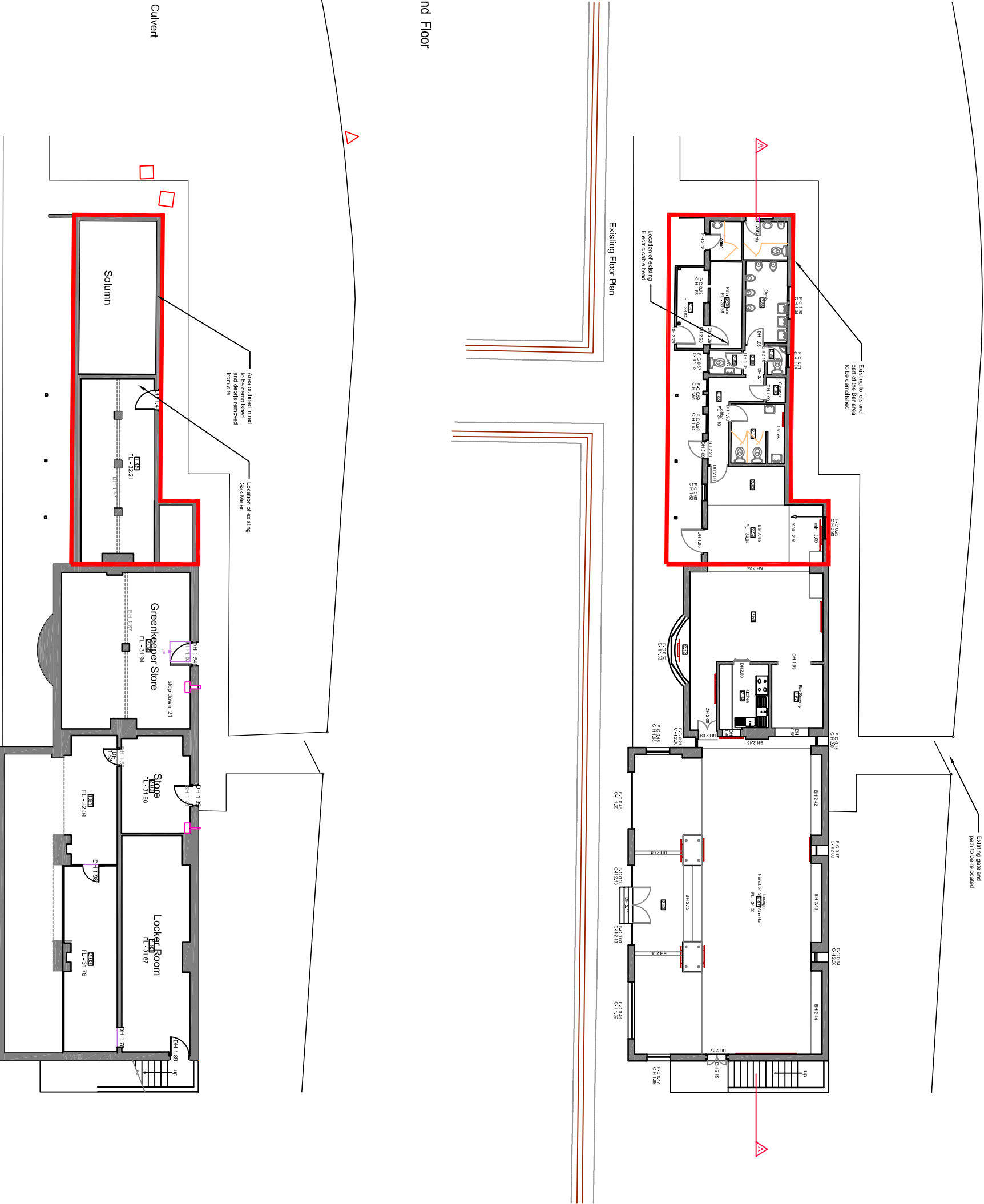
**Areas coloured blue and yellow - footpaths**

**Areas coloured light green - maintained by Lady Alice Bowling Club**

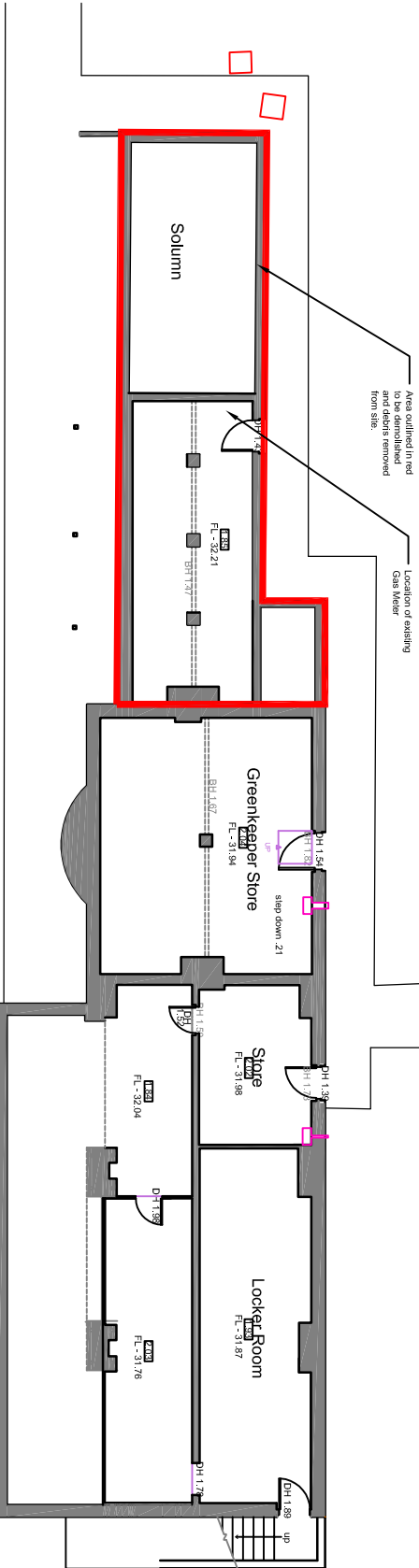
**Approximate position of proposed pathway shown hatched green**



Ground Floor



Lower Ground Floor



Client:

Project:  
New Toilet Block  
Lady Alice Bowling Club

Project No:	15 - 044
Dwg No:	AL-(10)001
Rev:	

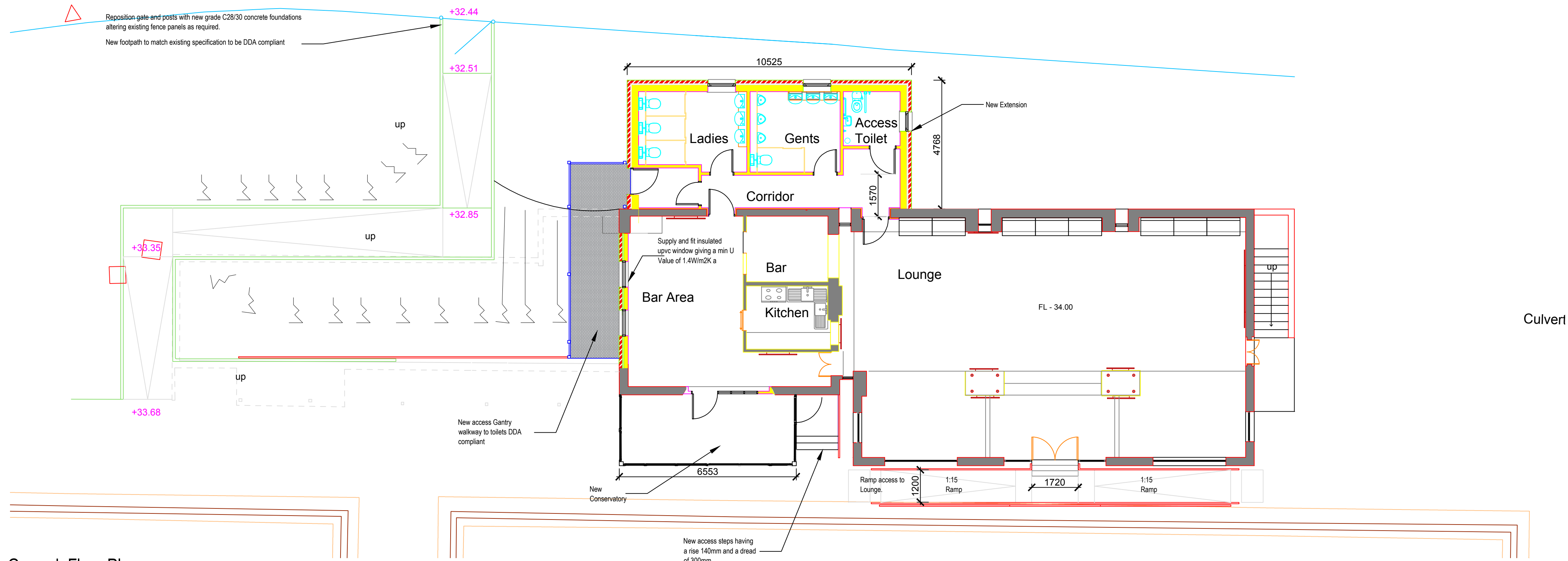
Drawing Title:

Plans as  
Existing

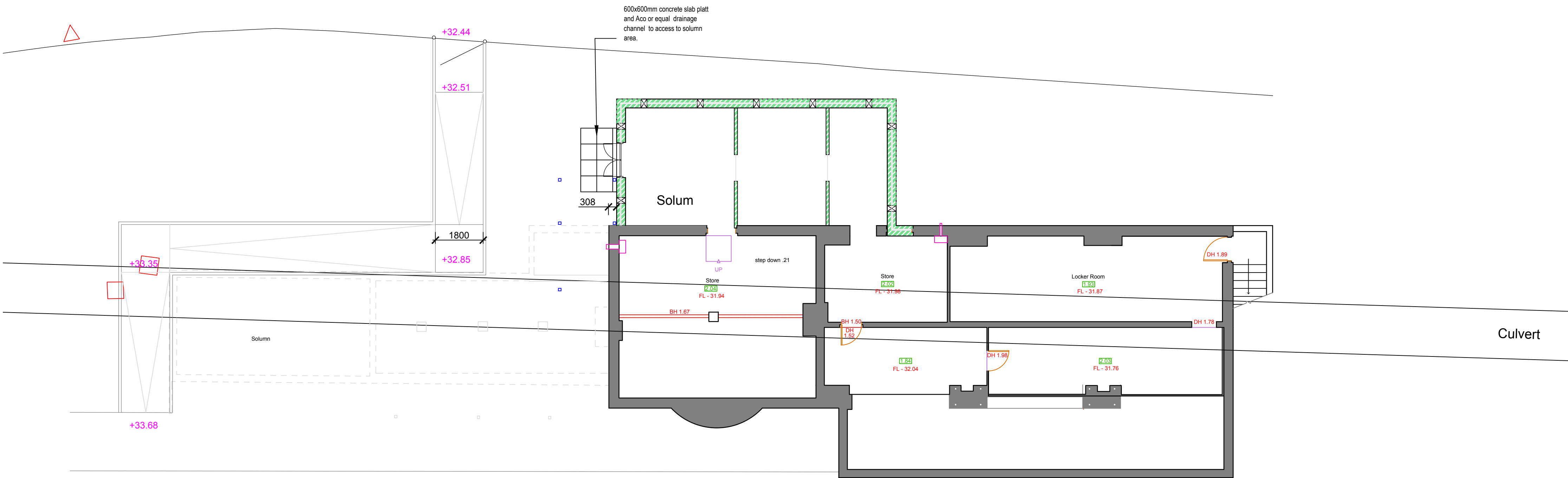
Status:

Tender

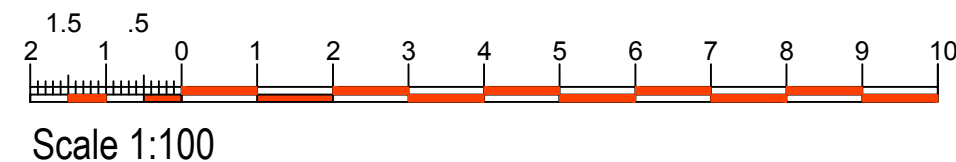
Drawn:	mf	Date:	15/06/15
Checked:		At Scale:	1:100




Ground Floor Plan



Lower Ground Floor





**Environment, Regeneration and Resources**  
Gerard Malone  
Head of Legal and Property Services  
1 Aberfoyle Road,  
Greenock,  
PA15 3DE

Client:

Project:  
New Toilet Block  
Lady Alice Bowling Club

Project No:  
15 - 044

Dwg No:  
AL-(20)101

Rev:

Drawing Title:  
Plans as  
Proposed

Status:  
Proposal

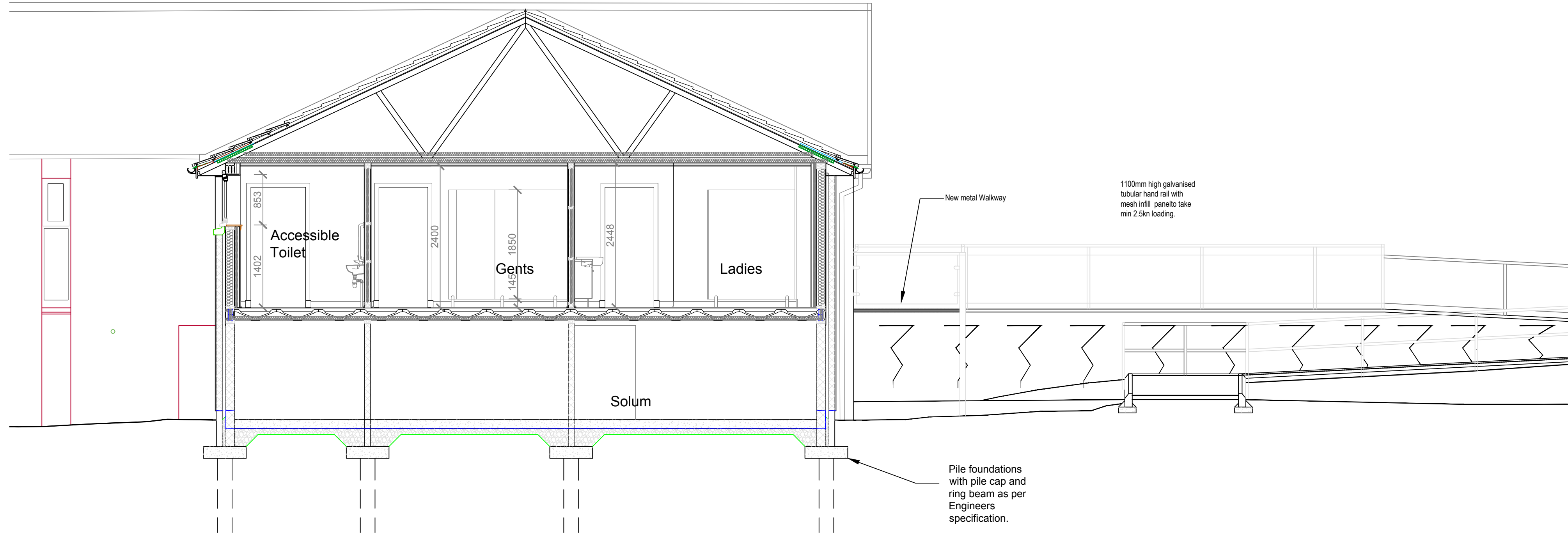
Drawn: nf

Date: 15/06/15

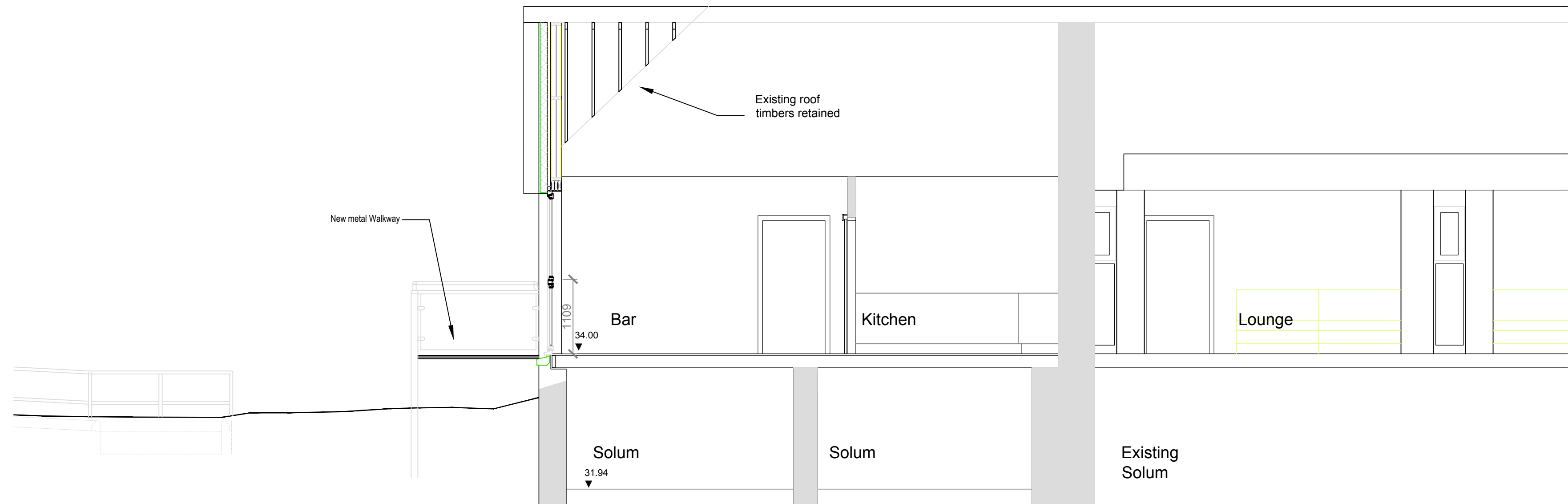
Checked:

A1 Scale: 1:100

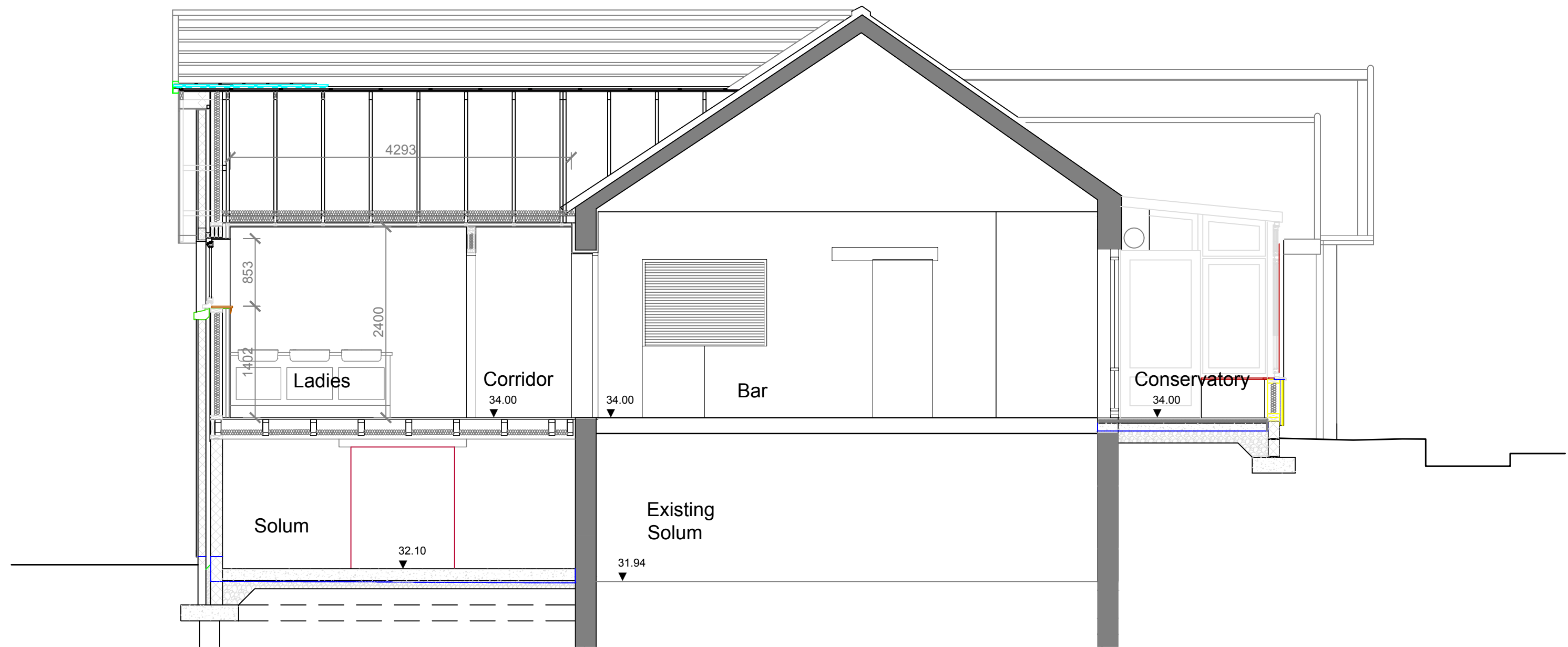




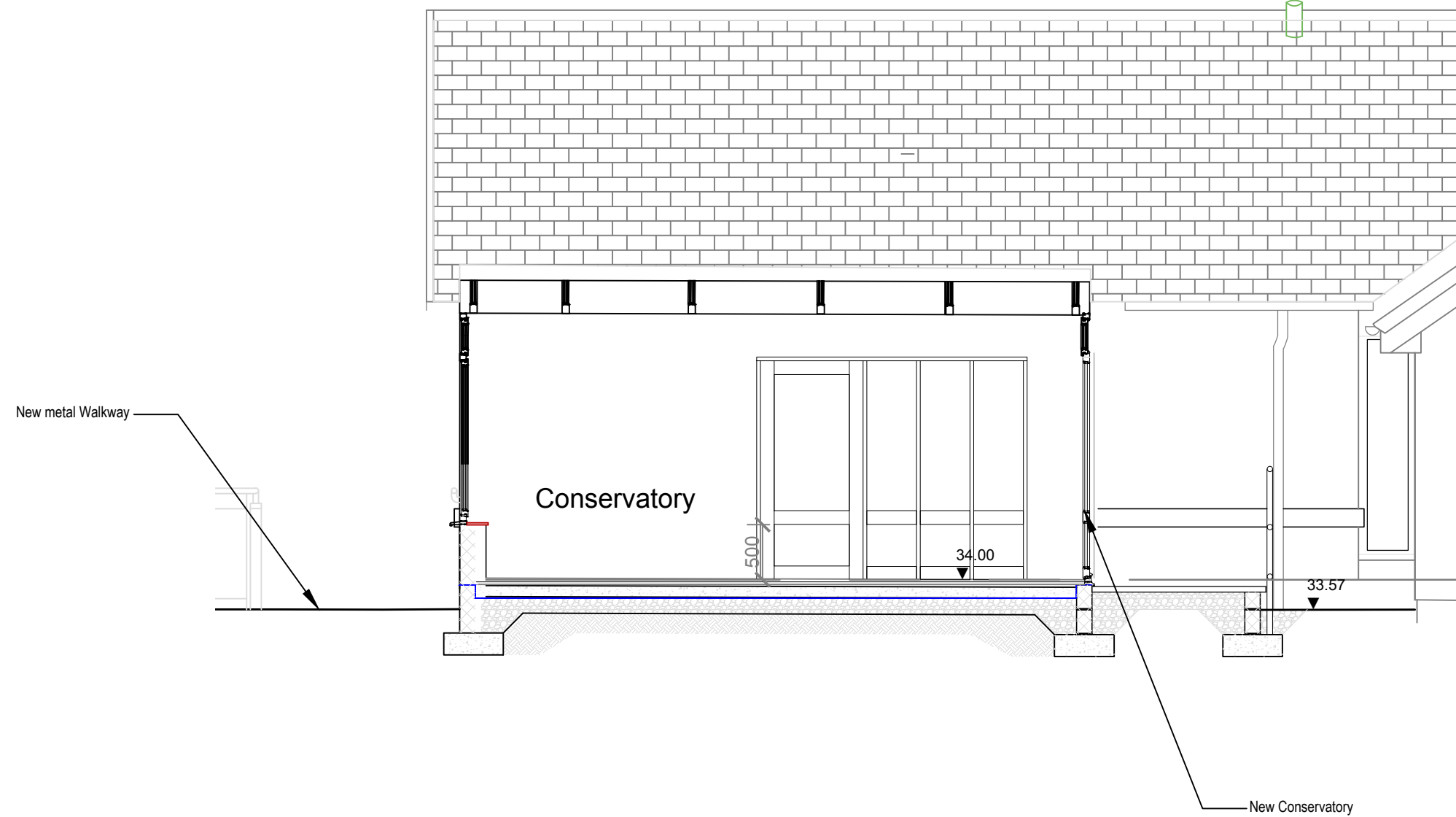
Section C-C



Section D-D



Section B-B



Section E-E

A Walkway and Conservatory added 29-08-18 nf  
Rev Note Date By

**Inverclyde**  
council

**Environment, Regeneration and Resources**

Gerard Malone  
Head of Legal and Property Services  
1 Aberfoyle Road,  
Greenock,  
PA15 3DE



Client:

Project:

New Toilet Block  
Lady Alice Bowling Club

Project No:

15 - 044

Dwg No:

AL-(20)004

Rev:

A

Drawing Title:

Sections  
B-B, C-C, D-D & E-E as  
Proposed

Status:

Tender

Drawn: nf

Date: 15/06/15

Checked:

**A1** Scale: 1:50