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## Agenda item

Cairn Lodge Boxing Club - Proposed Land Disposal

- [Meeting of Parks and Leisure Committee, Thursday, 10th June, 2010 4.30 pm \(Item 16.\)](#)

Minutes:

The Committee considered the undernoted report:

“Relevant Background Information

The Cairn Lodge Boxing Club was formed in 1981 and is based within the Hammer Community Centre located at Agnes Street which runs between the Shankill Road and Crumlin Road. Like many such clubs it is open to all sections of the community regardless of religious beliefs, race or political opinion. While the club remains indebted to the City Council for supporting it through the use of the Community Centre the Management Committee believes that it should seek to develop through its own purpose built space.

Members may recall that the club was highlighted through the Channel 4 ‘Secret Millionaire’ series in 2009. Through this programme the club received funding to prepare a feasibility study. In addition, there is a commitment from Rob Lloyd to contribute £5,000 per annum towards the revenue cost of running the club for five years, should the club be successful in establishing its own building. The club has been in discussion with Council officers over the past several months and while still at a preliminary stage, it is the view of officers that the project should be brought to the attention of Members for a decision on how best to proceed at this time.

The main points of the proposal are:

- To provide a suitable two storey building to provide permanent home for Cairn Lodge Boxing Club;
- The building will provide for 514sq m;
- The estimated cost will be £442,560 and this will be secured through funding bodies;
- The Club has identified an area of land at the Hammer Open Space adjacent to St Michael’s Church and has requested a 25 year lease from the Council.

Key Issues

The key issue for the Committee to note is that this project is at a very early stage. The feasibility will be updated several times and further detail will be required in order to secure the necessary funding to complete the construction and to establish to the satisfaction of funding bodies that the project is justifiable; deliverable and sustainable.

The Council has sufficient processes in place to safeguard its interests at this stage and in the future.

The purpose of the report at this time is that there is a view that with some indication of support from the Council, albeit only in principle, in respect to the land transfer issue, it is likely that potential funding bodies would be more willing to consider the request. This in no way commits the Council as our agreement is in principle only.

#### Resource Implications

##### Financial

There are no financial implications at this time, other than any income which might accrue from the lease arrangement, should the project proceed.

##### Human Resources

There are no additional human resource implications at this time other than Officer Time.

##### Asset and Other Implications

While the disposal will result in a reduction in the council's total land holdings it provides the potential to establish a community asset which will support the delivery of social outcomes around health and well being; community cohesion and community safety.

#### Recommendations

It is recommended that

1. The Committee agree to the request to enter into a 25 lease arrangement with the Cairn Lodge Boxing Club, in principle, subject to a full economic appraisal examining displacement, likelihood of funding and having a robust sports development and business plan in place which will demonstrate the sustainability of the club and facility.
2. In the event of the club securing the necessary funding that the Council enter into an appropriate development agreement with the club in advance of the lease being granted to safeguard the council;
3. The club be notified of the Committee's decision in this matter, subject to ratification by Strategic Policy and Resources in line with standing orders in respect of land matters."

The Committee adopted the recommendations.

#### Supporting documents:

- [Cairn Lodge Boxing Club REPORT, item 16.](#)  PDF 56 KB [View as HTML](#) 36 KB



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