



Glasgow City Council

Contracts & Property Committee

Report by Executive Director of Neighbourhoods,  
Regeneration and Sustainability

**Item 8**

16th March 2023

Contact: George Gillespie

Ext: 79106

**AUTHORITY TO ENTER INTO NEGOTIATIONS FOR AN OFF-MARKET  
LETTING OF SPRINGBURN PARK SYNTHETIC PITCH AND PAVILION,  
BROOMFIELD ROAD, GLASGOW G21 3UQ TO BRUNSWICK COMMUNITY  
DEVELOPMENT TRUST LTD**

**Purpose of Report:**

To seek authority to enter into negotiations for an off-market letting of Springburn Park Synthetic Pitch and Pavilion to Brunswick Community Development Trust through the People Make Glasgow Communities programme.

**Recommendations:**

It is recommended that Committee:

1. Notes the content of this report
2. Approve the analysis contained in this report for competing proposals from Brunswick Community Development Trust and Partick Thistle Charitable Trust.
3. Approve the commencement of negotiations for an off-market letting of Springburn Park Synthetic Pitch and Pavilion to Brunswick Community Development Trust through the People Make Glasgow Communities programme.
4. Grants authority for the Executive Director of Neighbourhoods, Regeneration & Sustainability to negotiate terms and conditions for the proposed letting to Brunswick Community Development Trust, which should include, as appropriate, terms which:

**PLEASE NOTE THE FOLLOWING:**

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(i) maintain a high level of public and democratic scrutiny over the operation of the council-owned facility;

(ii) maintain close alignment with all relevant council policies, including mechanisms for 'keeping pace' with future policy changes; and

(iii) provide options for recourse should either of these things cease to be maintained or if any actions are taken by the leaseholder which the Council considers detrimental to its reputation or to the wider public interest.

5. Notes that the provisionally agreed Heads of Terms will be reported to the Contracts and Property to Committee for approval.

Ward No(s): 17 – Springburn/  
Robroyston

Citywide: ✓

Local member(s) advised: Yes  No  consulted: Yes  No

## **1.0 Introduction**

1.1 The purpose of this report is to approve the analysis of both competing applications and to seek approval to enter into discussions with Brunswick Community Development Trust regarding the organisation taking a lease of Springburn Park Synthetic Pitch and Pavilion, as identified on the attached plan.

1.2 The People Make Glasgow Communities programme (PMGC) is an open call for organisations, groups, and individuals to become involved in the delivery of local services and projects by operating and occupying venues in their neighbourhoods and communities. Due to the open and transparent nature of the process, and the popularity of the programme, a number of competing proposals have been received for some venues. For Springburn Park Synthetic Pitch and Pavilion two proposals were received from the following organisations:

- Brunswick Community Development Trust (BCDT)
- Partick Thistle Charitable Trust (PTCT)

1.3 The PMGC team has been working with both organisations to understand their proposals in more detail and to encourage and facilitate partnership working between interested parties. After assessment of the proposals, feedback sessions were offered to both organisations giving them an opportunity to improve their proposals in advance of a decision being made. The report reflects the proposals as amended following feedback.

## **2.0 The Subjects**

2.1 The subject facilities at Springburn Park Synthetic Pitch and Pavilion (the Club) extend to 1.29 hectares (3.19 acres) overall, as shown hatched on the attached plan, and comprise of one 11-a-side synthetic pitch, changing facilities, toilets, and an office space. The overall site does also contain a blaes hockey pitch, however it is subject to a separate PMGC application and does not form part of this report. It is not therefore included within the plan boundary.

2.2 The Club is accessed off Broomfield Road and includes car parking.

## **3.0 Background**

3.1 Springburn Park Synthetic Pitch changing pavilion was built in 1977. Major repairs were undertaken in 2014 including re-roofing, new water heating system, new fire alarm system and full internal redecoration.

3.2 Springburn Park Synthetic Pitch and Pavilion are currently operated by Partick Thistle Charitable Trust under a Community Activation Pilot in partnership with Glasgow Life since October 2020.

#### **4.0 Brunswick Community Development Trust (BCDT)**

- 4.1 BCDT is a local anchor voluntary organisation working within the communities throughout Balornock, Barmulloch & Springburn. BCDT has been operating both youth & community services from The Brunswick Centre, a purpose-built facility, in Balornock for over 70 years. BCDT currently delivers a Ward 17 dedicated youth provision with over 350 registered users, employability provision via Towards Better Futures (City Wide), local schools services, mental health & wellbeing groups, GNE's only time bank provider, pensioner groups, parent/ toddler groups, men's groups & an extensive volunteer operation. In addition, the Brunswick is well-used as a community let venue for birthday parties, meeting spaces & a 5-a-side pitch.
- 4.2 Guided by consultation with the local community and steering group feedback, BCDT submitted a proposal to operate Springburn Synthetic Pitch for both community and commercial use. The proposal suggests that all local teams would have first priority to ensure the asset has a wider community function & greater community benefit as well retaining long standing fee paying lets. The Brunswick would further expand its current community services to incorporate more free/ affordable sport, fitness, health and wellbeing activities for local use delivered by both staff, volunteers and partners and further promote opportunities for women' and girls' football in Glasgow Northeast. BCDT is committed to ensure the asset would be accessible seven days a week with dedicated day and night provisions for community use.
- 4.3 The Brunswick currently delivers bespoke employability programmes citywide via Towards Better Futures, and successful acquisition of the management of the facility would allow the further creation of viable work & volunteering opportunities for local young people in the areas of Balornock, Barmulloch & Springburn.
- 4.4 To address issues surrounding low level criminality and antisocial behavior in the local community involving young people, BCDT is proposing to operate a dedicated provision/ twilight football on Thursday, Friday and Saturday nights involving statutory partners including GCC, Police and Fire & Rescue colleagues.

#### **5.0 Partick Thistle Charitable Trust (PTCT)**

- 5.1 PTCT is an independent charity, established in July 2011 that uses the Partick Thistle name to engage, support and empower communities through the promotion of health and well-being, football, education, citizenship and inclusion. The organisation does this through the provision of a range of community programmes and activities which are delivered in the North of Glasgow.
- 5.2 PTCT proposes to use the venue to host a multitude of local community football clubs, including community, grassroots and academy football for young girls and boys and people with disabilities. Additionally, they would undertake Charitable Trust project work and work with local schools to increase

participation in sport. They would like to enhance Springburn Park Pavilion to create a community hub within Springburn Park that would improve the changing facilities and create a meeting area for local groups.

- 5.3 The organisation would also like to expand on their current Food Holiday Programme that works to help alleviate poverty by creating a small café space which would be used to prepare food which would be served to children participating in the programme.

## **6.0 Analysis of Brunswick Community Development Trust (BCDT) Proposal**

- 6.1 BCDT is well established in the local area and has demonstrable experience in managing sports/ community facilities and curating a programme of sporting activity. The organisation manages all aspects of pitch maintenance and hire at the 5-a-side pitch situated at the Brunswick Centre. BCDT has long-standing relationships with local football teams as many are clients at the five's pitch throughout the year and use the indoor hall during the winter months for training. The facilities are also let out to members of the public.

- 6.2 BCDT has demonstrated a strong ability to work with partners and involve the community in delivering services. BCDT is a community led organisation, their board is made up of local people, many of whom are previous service users. Members have a significant stake in and say over the services and projects that the Brunswick invests in. The Brunswick ensures its operations are community-led by conducting an annual survey/ consultation to identify gaps in service provision. All services are identified by local people through Brunswick User Committees, which provide feedback and assist in the design & implementation of new and existing service delivery models. The organisation is also part of a number of key strategic partnerships including Glasgow Northeast Area Partnership, Voluntary Sector Northeast Glasgow in which they have a board presence, Springburn Resilience Group and Balornock & Barmulloch Initiative. They also have a long history of partnership working with Glasgow Life and Glasgow City Council and are aware of the Council's monitoring and reporting systems.

- 6.3 BCDT has undertaken extensive community consultation with local residents and received feedback from over 1500 respondents. More than 90% of respondents live or work in Springburn demonstrating that the consultation captured local views. The application does incorporate many of the suggestions from respondents and as such the consultation has informed the application submitted by BCDT.

## **7.0 Analysis of Partick Thistle Charitable Trust (PTCT) Proposal**

- 7.1 PTCT is passionate about providing access to sport and physical activity to local communities and have experience of doing so in a variety of venues. The organisation has successfully delivered a number of post-Covid health and well-being initiatives aimed at the most vulnerable. Programmes currently delivered by PTCT include Disability FootbALL, Community Football Programme, Fit as a Thistle, Accepting Activity & Festive Friends.

- 7.2 PTCT has experience in venue management and service delivery and are currently managing Petershill Sports Complex under a long-term lease. They deliver activities at Firhill Stadium and currently occupy Springburn Park Pitch and Pavilion under a Licence to Occupy (Community Activation Pilot) issued by Glasgow Life in October 2020.
- 7.3 PTCT have experience of partnership working in the delivery of their services and activities with a range of partners including public bodies and third sector organisations to deliver initiatives. Partners mentioned in their proposal include Glasgow City Council, Scottish Football Association, Show Racism the Red Card, Police Scotland, Bike for Good, SPFL Trust, North Kelvin College, City of Glasgow College, Spirit of Springburn and Springburn Men's Shed. For example, the Trust work with Police Scotland to host informational workshops to increase awareness around community safety, knife crime, sectarianism, and drugs & alcohol. Additionally, the Trust manage bookings with local sports organisations such as Rossvale, Summerston YFC and Maryhill FC by providing the clubs with facilities.
- 7.4 As part of the process, PTCT held two community consultation events at Petershill Sports Complex which were attended by 10 people, including partners, service users and local community members. PTCT also developed an online survey to obtain the views of current stakeholders, service users and the local community. The community consultation undertaken by PTCT received 34 responses to their online survey.

## **8.0 Conclusion**

- 8.1 Both proposals have been assessed by the PMGC project working group as well as the Community Asset Working Group consisting of officers from GCC and Glasgow Life.
- 8.2 The assessment has shown that BCDT are embedded within the local area and have extensive experience in operating a business model for both commercial and community use in sports and community facilities. The organisation received a large response to their community consultation in relation to their PMGC proposal and has demonstrated their ability to work with partners and involve the community in delivering services. It was felt by both assessment groups that this was a good application, whilst recognizing that the organisation does not have substantial experience in managing a football facility. Both groups therefore recommend for the proposal submitted by BCDT to proceed to the Development Phase of the PMGC process where the organisation would initially enter into a short-term licence to occupy for 12 months with ongoing monitoring and support being provided in advance of negotiations for an off-market letting.
- 8.3 One of the key aims of the People Make Glasgow Communities programme is to empower and involve local communities in relation to venues in their local area. Both assessment groups viewed PTCT's community consultation as not being satisfactory. Compliance concerns around sharing information as part of

the Community Activation Pilot was another reason highlighted by the assessment groups. The application submission and supplementary information provided following the assessment feedback does not give confidence that the wider community is supporting this proposal. The proposal is therefore being recommended for rejection.

## 9.0 Policy and Resource Implications

### Resource Implications:

<i>Financial:</i>	No implications.
<i>Legal:</i>	A Common Good assessment will be undertaken prior to a lease being entered into.
<i>Personnel:</i>	No implications.
<i>Procurement:</i>	No implications.

**Council Strategic Plan:** ***Reduce Poverty and Inequality in our Communities:*** The proposal from BCDT aims to tackle barriers to participation in sport with a focus on women's and girl's football activities. It also encourages sport and recreation for all as part of a healthy lifestyle.

***Increase Opportunity and Prosperity for all our Citizens:*** The proposal from BCDT will provide employment and volunteering opportunities for local people. The proposal will afford local people a say in the management of the facility.

### Equality and Socio-Economic Impacts:

<i>Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.</i>	An Equality Impact Assessment (EQIA) will be undertaken as part of the Development Phase in advance of Heads of Terms negotiations.
<i>What are the potential equality impacts as a result of this report?</i>	No impact.
<i>Please highlight if the policy/proposal will</i>	Positive impact towards reinstating and likely extending community use and services.

*help address socio-economic disadvantage.*

### **Climate Impacts:**

*Does the proposal support any Climate Plan actions? Please specify:* No impact.

*What are the potential climate impacts as a result of this proposal?* No impact.

*Will the proposal contribute to Glasgow's net zero carbon target?* No impact.

### **Privacy and Data Protection Impacts:**

Are there any potential data protection impacts as a result of this report  
Y/N No.

## **10.0 Recommendations**

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