

PERTH AND KINROSS COUNCIL
PERTH COMMON GOOD COMMITTEE

18 December 2019

North Inch Golf Course Starters Box

Report by Executive Director (Housing and Environment) (Report No. 19/371)

This report seeks approval from the Perth Common Good Committee to proceed with proposal to upgrade the Starters Box facility at North Inch Golf Course. This will provide a significantly improved building for the benefit of all members and visiting players through a greater sense of welcome, welfare facilities and a space for social interaction before and after play.

1. BACKGROUND / MAIN ISSUES

- 1.1 The current golf starter's box for the North Inch Golf Course is small, in poor condition, reaching the end of its serviceable life and offers very limited space for North Inch Golf Course members and players. The ground it is on forms part of the Common Good of Perth.
- 1.2 Over the past 5 years, North Inch Golf Course has undergone a transformation and has once again become a busy, vibrant golf course with affordable fees. Considerable progress has been achieved in making golf as accessible as possible to the people of Perth and Kinross and running many introductory sessions each year.
- 1.3 The golf starter's box at the North Inch has been requiring an upgrade for several years but due to budget constraints, this has not been possible. An alternative starter's facility has been trialled at the Perth Artisan Clubhouse during April/May this year in consultation with the golf course users, local elected members and community council.
- 1.4 For several different reasons including parking issues, the distance from locker rooms and the proposed change to the golf course hole numbering, the member golf clubs of the North Inch Golfers' Group decided, through a vote, not to proceed with the Perth Artisan Clubhouse option.
- 1.5 Over several years Council officers have been working to reclaim VAT charged on historic golf course fees. This came about following a change by HMRC in the VAT treatment of sporting activities. Following the meeting of the Strategic Policy and Resources Committee held on 27 November 2019 it was agreed that £117,000 of the VAT refund be earmarked in reserves for future investment in the North Inch Golf Course.
- 1.6 This funding is now available to allow the Council to proceed with significant improvements to the starter's facility and the welcome golfers receive. This will be achieved by providing a modern timber clad metal modular building

including space for golfers to meet before and after play. Having a new, larger building will provide accessible toilet facilities and social space for members and players, enhancing the many golf sessions run each year for everyone from young children and their families to the older golfer.

2. PROPOSALS

- 2.1 It is proposed to install a new, fully serviced, timber clad metal modular building (Appendix 1) to replace the current box (Appendix 2) on the existing hardstanding. This will provide a superior durable facility, both in terms of aesthetics and functionality, for many years to come. It is intended to have this in place for the start of the new golf season in April 2020.
- 2.2 All appropriate permissions will be in place and Planning, Building Control and Property Services have all been consulted. Property Services will undertake the project management and procurement of the new facility. Temporary arrangements for the starters facility will be made while works are undertaken.
- 2.3 The voluntary North Inch Golfers' Group, which is made up of members from all the clubs that use the North Inch Golf Course, are keen to assist in developing this new facility and they will be closely involved at all stages of the project.

3. CONCLUSION AND RECOMMENDATION(S)

- 3.1 The Committee is asked to agree to the replacement of the existing starter's box with installation of a new improved starter's facility at the North Inch Golf Course.

Author

Name	Designation	Contact Details
Jenny Williams	Senior Greenspace Officer, Community Greenspace	HECommitteeReports@pkc.gov.uk 01738 475000

Approved

Name	Designation	Date
Barbara Renton	Executive Director (Housing and Environment)	9 December 2019

If you or someone you know would like a copy of this document in another language or format, (on occasion, only a summary of the document will be provided in translation), this can be arranged by contacting the Customer Service Centre on 01738 475000.

You can also send us a text message on 07824 498145.

All Council Services can offer a telephone translation facility.

1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

Strategic Implications	Yes / None
Community Plan / Single Outcome Agreement	Yes
Corporate Plan	Yes
Resource Implications	
Financial	Yes
Workforce	No
Asset Management (land, property, IST)	Yes
Assessments	
Equality Impact Assessment	Yes
Strategic Environmental Assessment	Yes
Sustainability (community, economic, environmental)	No
Legal and Governance	Yes
Risk	No
Consultation	
Internal	Yes
External	No
Communication	
Communications Plan	No

1. Strategic Implications

Community Plan / Single Outcome Agreement

- 1.1 The Council's Community Plan / Single Outcomes Improvement Plan 2017-2027 lays out five outcomes focussed strategic objectives which provide clear strategic direction, inform decisions at a corporate land service level and shape resources allocation. They are as follows:

- (i) Giving every child the best start in life
- (ii) Developing educated, responsible and informed citizens
- (iii) Promoting a prosperous, inclusive and sustainable economy
- (iv) Supporting people to lead independent, healthy and active lives
- (v) Creating a safe and sustainable place for future generations

- 1.2 This report relates to (iv) and (v) above.

Corporate Plan

The Council's Corporate Plan 2018-2022 lays out five outcomes focussed strategic objectives which provide clear strategic direction, inform decisions at a corporate land service level and shape resources allocation. They are as follows:

- (i) Giving every child the best start in life;
- (ii) Developing educated, responsible and informed citizens;
- (iii) Promoting a prosperous, inclusive and sustainable economy;
- (iv) Supporting people to lead independent, healthy and active lives; and
- (v) Creating a safe and sustainable place for future generations.

1.3 This report relates to (iv) and (v) above.

2. Resource Implications

Financial

Capital

2.1 There are no capital resource implications

Revenue

2.2 Budget identified for investment in the North Inch Golf Course is from the VAT refund. Running costs are funded from the Council's General Fund and should remain the same as the new facility, although larger, will have minimal maintenance requirements and be energy efficient.

Asset Management (land, property, IT)

2.3 There are no direct asset management implications arising from this report other than those reported within the body of this report

3. Assessments

Equality Impact Assessment

3.1 Under the Equality Act 2010, the Council is required to eliminate discrimination, advance equality of opportunity, and foster good relations between equality groups. Carrying out Equality Impact Assessments for plans and policies allows the Council to demonstrate that it is meeting these duties.

3.2 This section should reflect that the proposals have been considered under the Corporate Equalities Impact Assessment process (EqIA) with the following outcome:

- (i) Assessed as **not relevant** for the purposes of EqIA

Strategic Environmental Assessment

3.3 The Environmental Assessment (Scotland) Act 2005 places a duty on the Council to identify and assess the environmental consequences of its proposals.

- 3.4 The proposals have been considered under the Act and no further action is required as it does not qualify as a PPS as defined by the Act and is therefore exempt.

Legal and Governance

- 3.5 The Head of Legal and Governance has been consulted in the preparation of this report.

4. Consultation

Internal

- 4.1 The Interim Community Greenspace Manager and Head of Environmental and Consumer Services have been consulted in the preparation of this report.

2. BACKGROUND PAPERS

No background papers, as defined by section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above report.

3. APPENDICES

Appendix 1 – Concept image for new building
Appendix 2 – Photo of existing starter's box