

ANGUS COUNCIL

POLICY & RESOURCES COMMITTEE – 30 JANUARY 2018

2018 OPEN CHAMPIONSHIP, CARNOUSTIE – USE OF COUNCIL PROPERTY AND COMMUNITY EMPOWERMENT MODEL

REPORT BY HEAD OF TECHNICAL AND PROPERTY SERVICES

ABSTRACT

With the return of the Open Golf Championship to Carnoustie in 2018 R&A Championships Ltd will again require the use of land and buildings in the Council's ownership, the first Open to be held in Carnoustie since the signing of the Memorandum of Understanding in relation to the staging of The Open Championship in Scotland.

1. RECOMMENDATION

It is recommended that the Committee:

- (i) Agrees the lease of land to R & A Championships Ltd free of charge, where the council has no loss of income;
- (ii) Approves the lease/licence of land and buildings to R & A Championships Ltd on such terms and conditions as are deemed necessary by the Head of Technical and Property Services and the Head of Legal and Democratic Services to protect the Council's interests for those properties where there is a loss of income.
- (iii) Authorises the Director of Place to develop a Participatory Budgeting and Community Led Empowerment approach to the locality delivery of the 2018 Open with the Carnoustie Community leading on the distribution of resources and organisation to enhance the town during the Open. This will include the delivery of a series of events that maximise the community, tourism and business opportunities from the Open and its legacy. This will be measured and monitored via an appropriate agreement.

2. ALIGNMENT TO THE ANGUS LOCAL OUTCOMES IMPROVEMENT PLAN/CORPORATE PLAN

The proposal contributes to the following local outcomes contained within the Angus Local Outcomes Improvement Plan and Locality Plans:

ECONOMY

An inclusive and sustainable economy

PLACE

Safe, secure, vibrant and sustainable communities

3. BACKGROUND

With the return of the Open Golf Championship to Carnoustie in July 2018, land and buildings in Council ownership, include some property operated by Angus Alive, are required by R & A Championships Ltd for the Tented Village, car parking etc., similar to the requirements in 2007 with the addition of a requirement for Carnoustie High School and grounds to provide a camp site and associated facilities.

4. CURRENT POSITION

R&A Championships Ltd has identified the following areas as being required or of potential interest:-

Area	Proposed Use
The Links	Spectator Village & Parking
Links Parade	Spectator Entrance/Box Office/ Queue Management
Leisure Centre Car Park	Car Parking
Leisure Centre	Management & Control Centre
Links Parade (North)	Pedestrian Flow
Links Ave Car Park	Parking & Queue Management
Carnoustie Leisure Arena	Car Parking
Carnoustie High School	Accommodation Camping Village
Balmachie Rd Car Park	Overflow Parking
Carlogie Park	Car Parking
Pitskelly Park	Coach Park & Drop Off
Burnside Primary School	TBC

5. PROPOSALS

It is proposed that appropriate Leases or Licences will be entered into between Angus Council and R&A Championships Ltd on terms to be agreed by the Head of Technical and Property Services and the Head of Legal and Democratic Services.

General conditions to be included within any agreements would include the following:-

- a) The tenant will be responsible for all repairs and maintenance of the sites and buildings listed above and will be responsible for the re-instatement of all land and buildings to the same condition as they were prior to the commencement of the lease and to the satisfaction of Angus Council. The tenant will also be responsible for the collection of all rubbish and litter.
- b) It will be the responsibility of the tenant to obtain, comply with and indemnify Angus Council in respect of all necessary consents, permissions, licences and approvals required.
- c) The tenant will indemnify the Council against all damage, loss and injury of every description which may occur to or affect the Council or its property or which may arise from or through the exercise of the rights by any authorised person including any persons invited by the tenants or the non-observance of any of the terms of the proposed agreement however expressed or implied.
- d) It will be the responsibility of the tenant to pay all Local Authority rates, water, electricity and commercial waste costs relating to the period of the lease.
- e) The landlord will insure all structures in their ownership. The tenant will be responsible for insuring all contents, including fixtures and fittings. The tenants will be responsible for providing public liability insurance to an agreed level.
- f) No alterations to the subjects will be carried out without the prior written consent of the landlord and will be carried out to the satisfaction of the Council's Head of Property.
- g) The tenant accepts the whole subjects are in good repair and are fit and satisfactory in all respects for the use to be made of them. No warranty therein is given or implied in this respect.

- h) The tenant will provide Angus Council with an area to be used for the erection of a hospitality marquee and with an external area to the front and rear for seating/floral displays etc.
- i) The tenant will use its best endeavours to ensure that the opening and closing sequences of Television transmissions of the Open will include the words “**Carnoustie, Angus**”.

The council is a signatory to the Memorandum of Understanding (MoU) in relation to staging The Open Championship in Scotland, between the R&A Championship Ltd; Fife; Angus; East Lothian; and South Ayrshire Councils; Event Scotland; Visit Scotland;; and Scottish Enterprise.

The MoU seeks to establish consistent arrangements between the parties towards the preparation and future delivery of the event in a manner befitting this global class. The signatories to the MOU recognise the significant economic benefit The Open brings to the host area and the wider region. This recognition seeks to develop positive partnerships between the host authorities and the R&A creating a partnership of mutual benefit.

Through the MoU the local authorities are required to consider where council-owned or managed facilities are provided free of charge to support the staging of the event. There is an estimated benefit of hosting the event to the region of £100m, along with a specifically created £100,000 as part of the event legacy fund by the R&A. In the case of Carnoustie Angus Council are supporting the local community to develop ideas for the use of the legacy funding in pursuance of the wider community empowerment and participation agendas.

Noting the majority of the council land involved generates no income to the council, then the overall benefits to the town, county and region and the partnership approach to secure the return of The Open to the area outweighs any short term income and therefore it is recommended that these areas are provided free of charge.

For the limited number of areas, specifically the Leisure Centre which has an income stream, then the Committee are asked to delegate to the Head of Technical and Property Services and the Head of Legal and Democratic Services the authority to conclude such terms and conditions as are deemed necessary to protect the council's interests.

Community Empowerment

Angus Council are supporting local communities to develop their leadership and community ownership of their localities. In previous years the Council's approach has been to invest in the local community and control expenditure through a grant programme. For this Open it is proposed to transform the approach to one where the £20,000 of the R&A legacy funding is devolved to the local Community who will be responsible for the distribution of the resource against a broad Statement of Intent and action and monitored appropriately. In addition to the funds above there is a sum of £15,000 remaining from the Carnoustie Charrette programme, within the Angus Community Grant Scheme that will be devolved to the local community. In terms of the wider impact it is expected the funds will be used for wider community initiatives and not solely related to the Open.

It is also anticipated that for the first time the Carnoustie Golf Links Management Committee will match fund the Council's £20,000 contribution creating a significant pot of financial resource and the potential for real and lasting change and impact to happen in and for the town.

6. FINANCIAL IMPLICATIONS

The majority of leases/licences will be provided free of charge. Leases/licences which result in a loss of income for the Council or Angus Alive will be negotiated with the intention of these being at least budget neutral. This approach ensures that Angus 'is open for business' in removing any barriers to hosting future Opens.

The sums of £20,000 and £15,000 referred to in the Community Empowerment section above will come from the R&A Legacy fund and Angus Community Grant Scheme respectively.

Suitable governance arrangements which are in keeping with the community empowerment agenda will be put in place to achieve best value.

7. CONSULTATION

The Chief Executive, Strategic Director - Place, Head of Corporate Finance, Head of Legal & Democratic Services, and Chief Executive of AngusAlive have been consulted in the preparation of this report.

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

REPORT AUTHOR: Ian Cochrane, Head of Technical and Property Services

EMAIL DETAILS: CommunitiesBusinessSupport@angus.gov.uk

APPENDICIES – Appendix 1 Copy of the Memorandum of Understanding