

**REPORT ON: NEIGHBOURHOOD RESOURCES AND DEVELOPMENT  
COMMITTEE – 10 MARCH 2003**

**REPORT ON: FUTURE OF GRASSY BEACH OUTDOOR EDUCATION  
CENTRE**

**REPORT BY: DIRECTOR, NEIGHBOURHOOD RESOURCES AND  
DEVELOPMENT**

**REPORT NO: 53-2003**

## **1.0 PURPOSE OF REPORT**

1.1 To advise Committee on the current and future use of Grassy Beach Outdoor Centre and to seek consent to transfer ownership to Dundee Sailing Club under conditions.

## **2.0 RECOMMENDATIONS**

It is recommended that the Committee:

- 2.1 note the content of this report.
- 2.2 approve the transfer of ownership, subject to title, or full repairing long term lease of this Centre to Dundee Sailing Club at a negotiated price as from 1 April 2003.
- 2.3 approve the conditions outlined in Paragraph 8.5 as a condition to the transfer of ownership or lease.
- 2.4 instruct the Director of Economic Development to negotiate the terms of the transfer or lease and the Director of Support Services to conclude matters with Dundee Sailing Club.
- 2.5 authorise the Director of Neighbourhood Resources & Development to transfer the monies for the operating costs of this building to the budget of Ancrum Outdoor Education Resource Centre to meet access and support costs involved in the provision of inland sailing opportunities.
- 2.6 instruct the Director of Finance to apply this capital receipt if sold in the deliverance of the Council's overall 2003/2004 capital programme

## **3.0 FINANCIAL IMPLICATIONS**

- 3.1 There are no outstanding loan interest charges on the original capital construction.
- 3.2 Dundee Sailing Club currently lease changing/shower accommodation and dinghy park facilities at £550 per annum to 27 May 2005.
- 3.3 The annual net revenue cost for the 2003/2004 operation of this building is £9,373 (see Paras 2.5 and 8.4).

## **4.0 LOCAL AGENDA 21 IMPLICATIONS**

4.1 The use of the building for water sports will continue to allow maximum access for community based water sports at this location.

## **5.0 EQUAL OPPORTUNITIES IMPLICATIONS**

5.1 There are no additional equal opportunities implications involved in these proposals.

## **6.0 BACKGROUND**

6.1 Grassy Beach Outdoor Education Centre was transferred from the Leisure & Arts Department to Neighbourhood Resources & Development Department as from 1 June 2002. Since local government reorganisation Dundee Sailing Club have leased part of the accommodation for changing and showering and have in addition a lease of adjoining land for boat storage and rescue boat garaging.

6.2 It is difficult to teach water sports from this location due to the following reasons:

- the centre has no vehicle access for rescue purposes.
- there is no street lighting to the centre.
- the centre is situated on a busy tidal estuary near the main shipping channel and close to a large number of moored leisure crafts.
- the location and environment demands larger teaching boats, an instructor on each boat and independent rescue boat cover of a high order.
- the restrictions related to Adventure Activities Licensing for young people under 18 years of age place higher legal requirements on public bodies as compared to private activity clubs.
- the Royal Yachting Association operating requirements have changed restricting the potential use of this building at beginner/intermediate level.
- it is more cost effective for outdoor education personnel to utilise inland waters at novice level for tuition purposes.

6.3 Dundee Sailing Club's legal status exempts them from several of the constraints involved in the promotion of water sport tuition. Their club/participant relationship is not commercial and tuition is enhanced by the use of volunteers sharing equipment and expertise.

They have a good track record of community involvement and have always maintained access to sailing opportunities for young people and adults who are economically disadvantaged.

## **7.0 FUTURE POSITION**

7.1 The Outdoor Education management unit have conducted an appraisal of the current and future use of this centre and concluded the following:

- it requires high staffing levels to operate at this venue.
- the training/rescue boats required are expensive to maintain and difficult to transport.
- it is more cost effective to programme inland waters at novice/intermediate levels.
- the demand for sailing at advanced level does not merit the levels of staff input required nor is it economically viable.
- inland waters present better programming activity options eg windsurfing, kayaking and rafting.
- smaller boats allow greater participant skill/safety progression especially with younger participants.

## **8.0 CONCLUSION**

8.1 The community sailing club will disband if the Centre is closed. Their continued use will open up opportunities to expand and they have greater access to external grant aid for maintenance etc.

8.2 Dundee Sailing Club have indicated their willingness to acquire the property and to afford the Council access for rescue boat and instructor accredited training. They have also indicated their intention to refurbish and expand the provision.

- 8.3 Subject to agreement under Para 8.3, the loss of this resource would not affect the outdoor education programme. Transfer of the annual revenue costs to the Ancrum Outdoor Education budget will enable the service to secure alternative access to inland water and eliminate future maintenance/improvement demands at Grassy Beach Outdoor Education Centre.
- 8.4 It is proposed that the Committee authorise appropriate officers to transfer or lease this asset and accompanying boat/dinghy parks to Dundee Sailing Club at an agreed price which incorporates the following conditions:
- no resale for commercial or non-water sports development to be permitted for a period of 20 years without Council permission.
  - free access be afforded to the Council for rescue boat/instructor training and storage.
  - Dundee Sailing Club be required to co-operate with local water sports clubs with regard to shared access and use at agreed letting levels.
- 8.5 Dundee Sailing Club have achieved Sports charity recognition, are constituted and democratically organised. They are currently being advised by Council personnel over external funding applications and are confident of success in achieving resources.
- 8.6 A District Valuers Report and valuation has been obtained for the centre and adjoining dinghy parks.

## **9.0 CONSULTATION**

- 9.1 The Chief Executive, Directors of Finance, Support Services and Economic Development have been consulted in relation to the content of this report.

## **10.0 BACKGROUND PAPERS**

- 10.1 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.

**Fraser R Patrick**  
**Director of Neighbourhood Resources and Development**

**27 February 2003**

FRP/ADB/AHPH