

ITEM No ...8.....

REPORT TO: CITY GOVERNANCE COMMITTEE – 20 APRIL 2026

**REPORT ON: COMMUNITY ASSET TRANSFER OF FAIRFIELD COMMUNITY SPORTS HUB AND
BALERNO EDUCATION CENTRE**

**REPORT BY: EXECUTIVE DIRECTOR NEIGHBOURHOOD SERVICES AND EXECUTIVE
DIRECTOR CITY DEVELOPMENT**

REPORT NO: 90-2026

1 PURPOSE OF REPORT

- 1.1 To seek approval for the disposal, as a Community Asset Transfer, of Fairfield Community Sports Hub, Fairfield Park.
- 1.2 To seek approval for a 25-year lease at £1 per year on a full repairing and insuring lease, as a Community Asset Transfer, with a tenant right to break with an option of the right to buy for £1, for Balerno Education Centre.

2 RECOMMENDATIONS

- 2.1 It is recommended that Committee approves the disposal of Fairfield Community Sports Hub, Drumgeith Road, DD5 0JX and Fairfield Park, Happyhillock Road, DD4 8LR to Fairfield Community Sports Hub Scottish Charitable Incorporated Organisation number 043752 (SCIO) for the sum of £1. A map of the requested asset is shown at Appendix 1.
- 2.2 It is recommended that the Committee approves a 25-year lease at £1 per year on a full repairing and insuring lease of Balerno Education Centre, 29 Happyhillock Road, Dundee, DD4 8LA and adjacent land to Fairfield Community Sports Hub SCIO with with a tenant right to break with an option of a right to buy for £1. A map of the requested asset is shown at Appendix 2.
- 2.3 It is recommended that the Committee delegates the Executive Director of City Development to negotiate any appropriate variations to the demise, or detailed terms of lease and sale, required to satisfy the proposed asset transfer.

3 FINANCIAL IMPLICATIONS

- 3.1 There are no direct financial implications arising from the agreement of this report.

4 MAIN TEXT

- 4.1 Fairfield Community Sports Hub are a Scottish Charitable Incorporated Organisation (SCIO), a legal structure for charities registered in Scotland with powers to enter contracts, employ staff, and own property. They have operated their services from the building as a sitting tenant since 2017, with a tenancy of the football pitches at Happyhillock Road since 2008.
- 4.2 Fairfield Community Sports Hub provides inclusive sports and wellbeing activities for people of all ages and abilities. They offer football, fitness classes, youth programmes, holiday camps, and community events along with a community cafe and thriving food larder.

- 4.3 The application is a valid Community Asset Transfer request under the Community Empowerment (Scotland) Act 2015. Fairfield Community Sports Hub SCIO submitted all the information required for the scoring of a Community Asset Transfer application resulting in a Validation Notice being issued on 21st January 2026.
- 4.4 The Community Asset Transfer group made up of officers from Dundee City Council's Communities, City Development, Environment, Finance and Legal Services, have assessed the application and recommend that the transfer, as requested, to Fairfield Community Sports Hub SCIO represents Best Value for Dundee City Council and the citizens of Dundee.
- 4.5 Fairfield Community Sports Hub intend to continue delivering community activities from Fairfield Community Hub and Fairfield Park. Ownership of the assets would open funding opportunities that are not currently available under existing lease arrangements, enabling further development of the facility. This would allow the organisation to make best use of the assets for both its own activities and the wider local community, particularly within an area experiencing significant inequalities.
- 4.6 Fairfield Community Sports Hub intend to develop the site at Balerno Education Centre to deliver early years childcare, community learning, and flexible space for local services and partner agencies. Fairfield Community Sports Hub has requested a lease with a right to buy the property and adjacent land. Fairfield Community Sports Hub intend to exercise their right to buy once capital funding and any necessary permissions is secured to develop the asset.
- 4.7 The current lease is on a tenant Full Repairing and Insuring basis at a rental of £1 per annum, running on a month-to-month basis. As sitting tenants, Fairfield Community Sports Hub are currently responsible for on-going maintenance costs in relation to the upkeep up the building and have evidenced cash flow projections demonstrating their capacity to continue to manage this.
- 4.8 The disposal will be subject to an economic development burden meaning that any future use of the property must only be for charitable purposes that benefit the community and cannot be used for commercial profit.
- 4.9 The formal Decision Notice in relation this Community Asset transfer request will be published on the Dundee City Council website.

5 POLICY IMPLICATIONS

- 5.1 This report has been subject to the Pre-IIA Screening Tool and does not make any recommendations for change to strategy, policy, procedures, services, or funding and so has not been subject to an Integrated Impact Assessment. An appropriate Senior Manager has reviewed and agreed with this assessment.

6 CONSULTATIONS

- 6.1 The Council Leadership Team has been consulted in the preparation of the report.

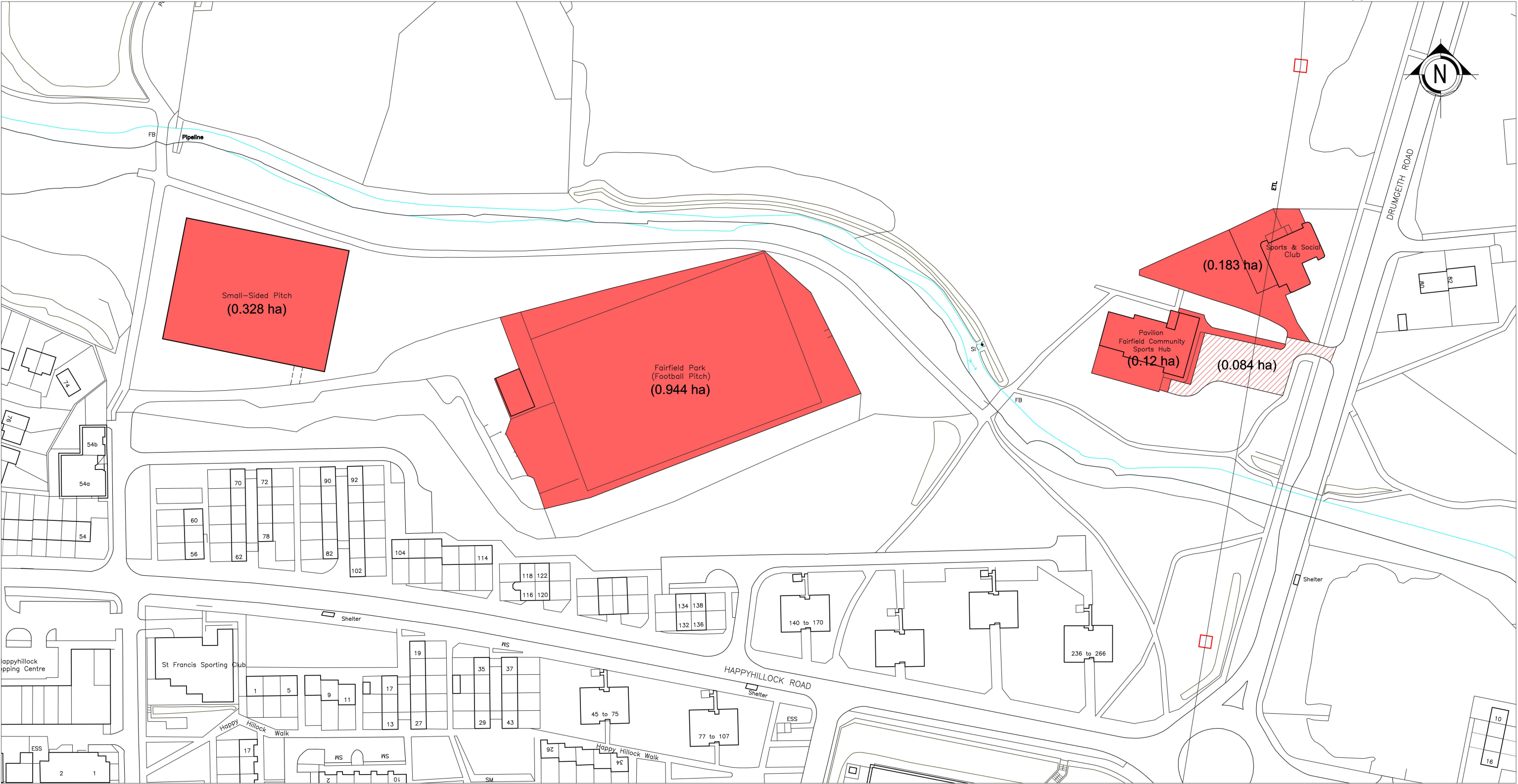
7 BACKGROUND PAPERS

- 7.1 None

Tony Boyle
Executive Director of Neighbourhood Services

Robin Presswood
Executive Director of City Development

18 March 2026



PART O.S. SHEET NO 4332 NW & NO 4232 NE

AREA COLOURED RED TOTAL EXTENDS TO 1.575 HECTARES OR THEREBY (3.91 acres)
AREA HATCHED RED EXTENDS TO 0.0848 HECTARES OR THEREBY (0.209 acres)
TOTAL AREA COLOURED & HATCHED RED EXTENDS TO 1.659 HECTARES OR THEREBY (4.09 acres)

100

0

50

100

150

200

250

SCALE OF METRES

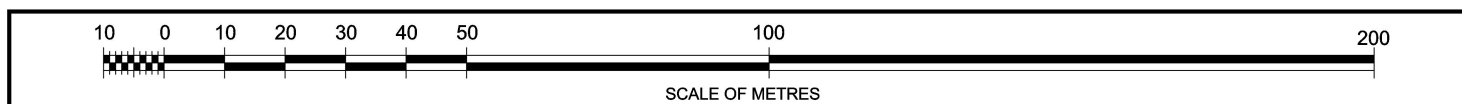
ADDRESS: FAIRFIELD & DRUMGEITH PARK HAPPYHILLOCK ROAD DUNDEE	REF: DRAFT 1	Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright and database right 2026. All rights reserved. Ordnance Survey Licence number AC0000849497.
	DRAWN: LMO	
DRAWING: PLAN	SCALE: 1/1500 @A3	
	DATE: MARCH 2026	Dundee City Council FOR THE CHANGING FUTURE City Development 50 North Lindsay Street TEL:+44 (0) 1382-434000 FAX:+44 (0) 1382-433013

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PART O.S. SHEET NO 4232 NE & 4232 SE

AREA COLOURED RED EXTENDS TO 0.301 HECTARES OR THEREBY (0.743 acres)



ADDRESS: LAND AT HAPPYHILLOCK ROAD & INGLEFIELD STREET DUNDEE DD4 8LA	REF: DRAWN: LMO	Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright and database right 2026. All rights reserved. Ordnance Survey Licence number AC0000849497.
DRAWING: PLAN	SCALE: 1/1250 @A4 DATE: MARCH 2026	
		 CHANGING FOR THE FUTURE City Development 50 North Lindsay Street TEL: +44 (0) 1382-434000 FAX: +44 (0) 1382-433013

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