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| Report on | Ballygawley Playing Fields – Lease of GAA Pitch |
| Date of Meeting | 17th June 2021 |
| Reporting Officer | Kieran Gordon, Head of Leisure |
| Contact Officer | Kieran Gordon, Head of Leisure |

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| Is this report restricted for confidential business? | Yes | |
| If 'Yes', confirm below the exempt information category relied upon | No | X |

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| 1.0 | Purpose of Report |
| 1.1 | To provide information to Members on correspondence from Errigal Ciaran GAC and to seek approval for Officers to enter into a new lease arrangement. |
| 2.0 | Background |
| 2.1 | During May 2021, Officers received formal correspondence from Errigal Ciaran GAC to consider the lease of 1 x GAA pitch at Ballygawley Playing Fields. |
| 2.2 | Currently, within the perimeter of the Mid Ulster District Council lands at Ballygawley Playing Fields, there is 1 x GAA pitch, 1 x Soccer pitch, tennis courts, MUGA, changing pavilion, walking trail and car park. |
| 2.3 | The 1 x GAA pitch is currently operating under a long term lease and additionally there is a building for community use with another lessee under the agreement of a long term lease with Council. All other remaining facilities can be utilised for public use and can be booked/paid for where relevant with the Council's leisure department. |
| 3.0 | Main Report |
| 3.1 | Previously in October 2000, the former Dungannon and South Tyrone Council entered into a 25 year lease with the Ballygawley Sport and Leisure Trust (BSLT) with agreed terms on an annual rent with periodic reviews throughout the term. This initial agreement included the pitch and tennis courts and the BSLT was a partnership of different sporting codes. |
| 3.2 | In 2011, Members within the former Dungannon and South Tyrone Council agreed to initiate the renegotiation of the lease but with a change of title to Errigal Ciaran GAC with a view to an extension for a further 25 year term. |

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| 3.3 | In 2012, Members within the former Dungannon and South Tyrone Council agreed to amend the existing lease with BSLT to remove the tennis courts from the lease and return to the operational control of the Council. This was after confirmation was received that the tennis club was no longer an active partner. (minute reference: SSDC-3-24/01/12) |
| 3.4 | Thereafter, a new lease with drafted with revised terms and amended title to reflect Errigal Ciaran GAC. Both sets of legal representatives were engaged and a letter of offer to extend the lease for a new period of 25yrs was issued to Errigal Ciaran GAC (to run from April 2012 to March 2037) however was never formally executed. |
| 3.5 | Errigal Ciaran GAC have a side agreement whereby annual rent is paid for a key holding arrangement to gain access to the onsite changing pavilion. |
| 3.6 | The initial lease is due to expire in 2025. Errigal Ciaran GAC have now asked to formally resurrect previous discussions and agreements that were undertaken with the former Dungannon and South Tyrone Council and are seeking to enter into a new lease under the title of their club name for the GAA pitch. It may consider future financial investment within the relevant area and evidence of long term tenure is generally a requirement to satisfy potential funding bodies – generally the standard term would be 25 years. |
| 3.7 | Therefore, it is proposed that Officers liaise with Council legal services to: <ul style="list-style-type: none"> • Ascertain conditions and agreements associated with change of title from the Ballygawley Sport and Leisure Trust (BSLT) to Errigal Ciaran GAC and if permissible and agreeable to all parties, draft terms for a new lease of 25 years for 1 x GAA pitch with possibility of extension • Engage with Land and Property Services to ascertain current market value for rental/leasing options for 1 x GAA pitch and incorporate into a new lease with agreed rent review conditions. |
| 3.8 | Subject to mutual agreement on above, that Council proceed to finalise the lease extension. |
| 4.0 | Other Considerations |
| 4.1 | Financial, Human Resources & Risk Implications |
| | Financial: Land and Property Services – assessment costs to be derived from existing revenue budgets. |
| | Human: Officer time. |
| | Risk Management: In line with Council policies and procedures. |
| 4.2 | Screening & Impact Assessments |
| | Equality & Good Relations Implications: |

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| | Rural Needs Implications: |
| 5.0 | Recommendation(s) |
| 5.1 | <p>To note the contents of this report and approve that Officers:</p> <ul style="list-style-type: none"> • Ascertain conditions and agreements associated with change of title from the Ballygawley Sport and Leisure Trust (BSLT) to Errigal Ciaran GAC and if permissible and agreeable to all parties, draft terms for a new lease of 25 years for 1 x GAA pitch with possibility of extension • Engage with Land and Property Services to ascertain current market value for rental/leasing options for 1 x GAA pitch and incorporate into a new lease with agreed rent review conditions. • Subject to mutual agreement on above, that Council proceed to finalise the lease extension. |
| 6.0 | Documents Attached & References |
| | N/A |