

Report on	Ballyronan Boat Club – Development Proposal
Date of Meeting	14 th September 2023
Reporting Officer	Kieran Gordon, Assistant Director Health, Leisure & Wellbeing
Contact Officer	John Howard, Open Spaces & Recreation Development Manager

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

1.0	Purpose of Report
1.1	<p>Previously in May 2021, following consideration of a report and correspondence from Ballyronan Boat Club, Members at the Development Committee resolved to approve Officers to progress discussions with the Ballyronan Boat club and assist in creating a development proposal/concept plan for presentation to a future Development Committee meeting (minute reference: D086/21).</p> <p>This paper provides an update on engagement to date and proposals for consideration.</p>
2.0	Background
2.1	Ballyronan Boat Club was established in 1972 and over the years, the club has actively engaged in sailing activities, hosting events, and providing sailing courses to the community. Despite facing challenges, such as vandalism leading to the loss of their clubhouse and site, the club was reformed in 2000 and has since seen growth in membership and participation.
2.2	As highlighted within correspondence to the Development Committee in May 2021, the club currently lacks access to a permanent clubhouse with adequate facilities for its members and visitors. This has resulted in a high rate of membership turnover and hampers the potential for sustained growth and development of the club. With a growing membership and a desire to promote the Marina as a water sports centre for the region, the Ballyronan Boat Club seeks to explore options for re-establishing facilities on-site, including the request for a long-term lease of the changing block facilities within the boat park facilities.
2.3	The report builds on the previous report to Development Committee and outlines the clubs aspirations and need for a permanent clubhouse base with appropriate facilities, the clubs ambitions to further highlight the importance of Ballyronan Boat Club as a key partner in promoting water sports and outdoor recreational activities at the Marina along with a request for a long-term lease on the changing block facilities within the boat park.
3.0	Main Report
3.1	The Council have overseen ongoing investment within Ballyronan Marina for the provisions for camping/glamping, walking, children's play, and passive leisure opportunities which has enhanced the overall visitor experience and sought to encourage increased engagement and opportunities for various outdoor recreational activities. The Council have worked with the Ballyronan Boat Club in an informal partnership approach to

	<p>date, facilitating and promoting water sports to a potential catchment population of 150,000 within a 30-minute radius of the Marina.</p>
3.2	<p>To facilitate the ongoing progress at Ballyronan Marina, the Boat Club aims to obtain the disused old changing area located on site. They are prepared to allocate a budget of up to £6k from the Boat Club funds to refurbish these facilities to meet the necessary standards. Their ultimate goal is to transform this changing block into a permanent clubhouse with easily accessible entry, in harmony with the Council's ongoing management/operational objectives at Ballyronan (please see the appendix A for site illustrations provide by the Ballyronan Boat Club for their plans).</p>
3.3	<p>In addition to the clubhouse development proposal, the Ballyronan Boat Club is formally requesting a long-term lease on these facilities. The club have outlined that they hope a long-term lease would seek to provide the club with the stability and assurance needed to invest in the development and maintenance of the clubhouse and ensure its sustainable operation for years to come.</p>
3.4	<p>The club have advised Council officers that it firmly believes that the establishment of a proper clubhouse, supported by a long-term lease, is essential for their continued prosperity and the future growth of the Marina as a hub for water sports and outdoor activities.</p>
4.0	Other Considerations
4.1	Financial, Human Resources & Risk Implications
	<p>Financial: Potential annual rental fee for an ongoing lease (to be confirmed and subject to LPS appraisal). Potential increased visitors on site via the enhanced facilities.</p>
	<p>Human: No staff implications from a Council perspective. Any development or facilitation of a club house and ancillary activities would be the responsibility of the club.</p>
	<p>Risk Management: None anticipated at this juncture - considered in line with relevant Council policies and procedures.</p>
4.2	Screening & Impact Assessments
	<p>Equality & Good Relations Implications: None anticipated at this juncture</p>
	<p>Rural Needs Implications: None anticipated at this juncture</p>
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 agreement needed to facilitate the Ballyronan Boat Club proposal and if permissible and agreeable to all parties, draft terms for a lease of 25 years with possibility of extension for the disused old changing area currently located on site • engage with Land and Property Services to ascertain current market value for rental/leasing options and incorporate into an agreement with agreed rent review conditions. • subject to mutual agreement on above, that Council proceed to finalise the necessary agreements.

6.0	Documents Attached & References
6.1	Appendix A – Ballyronan Boat Club proposed development plan