

Report on	Cahore Playing Fields, Draperstown
Date of Meeting	4 th November 2021
Reporting Officer	Kieran Gordon, Assistant Director Health, Leisure & Wellbeing
Contact Officer	Sean Cavlin, Leisure and Business 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	To provide information to Members with information on a paper that was approved at the Development Committee in October 2021 and to seek a budget allocation of £55,000 towards Cahore Playing Fields.
2.0	Background
2.1	<p>Previously in February 2021 (minute reference: D026/21), Members were advised of a formal request from Draperstown Celtic Football club (DCFC) for consideration to be given to upgrading the facilities at Cahore Playing Fields, Draperstown and also for Council to consider entering into a formal leasing arrangement with the club. Members approved that Officers should:</p> <ul style="list-style-type: none"> • Carry out a survey of Cahore Playing Fields and ascertain costs for potential works to the grass pitches • Engage with Council legal services and the landlord of Cahore Playing Fields to ascertain conditions associated with leasing and if permissible, engage with Land and Property Services (LPS) to ascertain market value for rental/leasing options.
2.2	<p>To date, Officers have carried out the following steps:</p> <ul style="list-style-type: none"> • Achieved permission from the Landlord to enter into a sub-leasing arrangement • Engaged with Council legal services and received LPS valuations • Commissioned a public expression of interest process and carried out an evaluation/assessment
2.3	<p>At the Development Committee in October 2021, Members approved that Officers should:</p> <ul style="list-style-type: none"> • Proceed to progress to the next stage by drafting, agreeing and executing terms with the successful submissions in line with LPS valuations for pitch 1, 2 and 3 for a period of 25 years with option to extend

	<ul style="list-style-type: none"> • Proceed to engage with the landlord and extend the term where relevant to ensure agreements are co-terminus • Assign a rental value of £1,000 per annum to the pavilion for a separate keyholding agreement – subject to annual review and monitoring • Refer upgrade costs to the Policy and Resources Committee for a budget allocation of £55,000.
3.0	Main Report
<p>3.1</p> <p>3.2</p> <p>3.3</p> <p>3.4</p> <p>3.5</p> <p>3.6</p>	<p>Council currently lease the lands at Cahore Playing Fields from the Herons Bros Limited and the original lease was varied in 2014 to a term of 50 years from 1 April 1994. The current lease runs until 2044 and the landlord has indicated a willingness to discuss a further extension if necessary to concur with any potential sub lease term. As per the terms of the lease, a rent review linked to RPI shall be carried out every 5th anniversary of the commencement date of the term.</p> <p>LPS valuations for an annual rental fee were received for the following:</p> <ul style="list-style-type: none"> • Pitch 1 (currently lined for soccer) – £820 per annum • Pitch 2 (currently lined for soccer) - £625 per annum • Pitch 3 (currently lined for GAA) – £1,000 per annum • Pitch 1 and 2 combined (currently lined for soccer) – £1,600 per annum • Pavilion – £4,250 per annum <p>A public expression of interest was advertised week commencing 20 September 2021. Closing date for submission was 5 October 2021 @ 4pm. An evaluation was carried out on 6 October 2021.</p> <p>Two submissions were returned before the closing date and time from:</p> <ul style="list-style-type: none"> • Ballinascreen GAC (submitted an interest in Pitch 3 only) • Draperstown Celtic Football Club (submitted an interest in Pitch 1 and 2 only) <p>Included within the appendix are details on the evaluation criteria. Each submission was assessed using pre-qualification and selection criteria against the returned submission, and checked for compliance before proceeding to the next stage. Both submissions were scored and are recommended to proceed to the next stage.</p> <p>As both submissions have indicated interest in separate parcels of land, there is no conflict arising and upon assessment of historical booking analysis over the past 5 years at Cahore Playing Fields, there appears to be no displacement issues for any other clubs should a lease progress with both parties for the respective lands.</p> <p>Council Officers have held informal discussions with both submissions around the LPS valuations and both submissions have indicated acceptance of the LPS valuations for the pitches and have indicated this has been factored into their financial modelling from a sustainability perspective.</p>

3.7	The pavilion was not made available for expressions of interest for potential leasing mainly due to potential multi-use of the site (ie. a scenario whereby one club took responsibility and the other club would have to seek permission/make bookings, payment,etc was not deem plausible). The pavilion has 4 x changing rooms and does lend itself to be used by both clubs therefore proposal for Council to continue to retain responsibility, manage bookings/payments,etc but enter into a separate keyholding agreement with both clubs with certain conditions attached and subject to annual review and ongoing monitoring. Having researched similar pavilions in other Council areas, it is therefore proposed that the annual charge for a keyholding agreement for use of the pavilion is set at £1000 per annum (ie. £500 each).
3.8	As part of the Pitches Strategy Development, non-technical assessments have been carried out at all Council pitches and it was highlighted that the Gaelic pitch and one of the soccer pitches are ranked “poor” in terms of quality and drainage. This is also backed up by user feedback. Therefore, an initial survey from a local contractor has indicated that work is required to solve drainage and surface quality issues at the site at an approx. cost of £55k. A brief summary of the estimated work and costs for pitch 2 and 3 is included below:
3.9	Members may be aware that the request to initiate leasing options for Cahore Playing Fields was approved prior to the commencement of the Councils Pitches Strategy Development. One of the objectives of the pitches strategy is to set out a 5 year plan (with outline recommendations to 10 years) with an indicative budget and make area specific recommendations and provide cost estimates in relation to a range of options. It is highly likely that Cahore Playing Fields will need investment in the immediate future to bring it up to an acceptable standard even if leasing does not progress.
3.10	Further analysis on financial considerations is outlined within the appendix. A business case has been prepared that explores if investment in the playing surface is value for money. The business case included within the appendix recommends that should investment proceed concurrently with the leasing proposal, there would be an anticipated saving achieved within 5 years and it would be anticipated that this proposed saving would then be re-invested elsewhere within the Property Services section to help any identified service pressures and enhance operational requirements.
3.11	It is therefore recommended that the costs for potential works to bring Cahore Playing Fields up to an acceptable standard is therefore referred to Policy and Resources Committee for consideration for a budget of £55,000 (to include a 10% contingency and/or fluctuations from a procurement process should a budget be approved).
3.12	Should a budget be approved, Members should note that it would be proposed to focus only on the Gaelic Pitch at this stage for improvement works. The rationale to support this focuses on Draperstown Celtic FC’s current developmental aspirations for a floodlit 3G pitch where they propose to bid into future funding schemes (if/when available and notably the proposed NI Executive Sub Regional Stadia Programme for Soccer). Being able to demonstrate tenure by way of a long term lease is likely to be part of the eligibility criteria for any proposed future funding schemes and its

	<p>unlikely local authorities will be able to apply for grant funding. It is therefore deemed not to be value for money to invest in required works to the soccer pitch at this stage until the outcome of the funding process is known. Officers have discussed this with club officials and they are in agreement with this approach should funding be approved.</p>
4.0	Other Considerations
4.1	<p>Financial, Human Resources & Risk Implications</p> <p>Financial: Land and Property Services – assessment costs derived from existing revenue budgets (approx. £1,130) Public Expression of Interest Process – advertisement costs derived from existing revenue budgets (approx. £540)</p> <p>Cahore Playing Fields Potential Works Costs – to be referred to Policy and Resources Committee for consideration for a budget of £55,000.</p> <p>It is estimated that proceeding with leasing could yield a saving of approx. £12,000 per annum (ie. as a result of Council transferring responsibility of ongoing maintenance, grass cutting, line marking, keyholding/supervision arrangements for bookings,etc).</p> <p>Whilst this would necessitate an initial outlay of approx. £33.5k for pitch works, over 5 years this could result in approx. £40k savings versus current status quo scenario and it would be anticipated that this proposed saving would then be re-invested elsewhere within the Property Services section to help any identified service pressures and enhance operational requirements.</p> <p>Human: Officer time.</p> <p>Risk Management: In line with Council policies and procedures where relevant.</p>
4.2	<p>Screening & Impact Assessments</p> <p>Equality & Good Relations Implications: Considered in line with relevant policies and procedures.</p> <p>Rural Needs Implications: Considered in line with relevant policies and procedures.</p>

5.0	Recommendation(s)
5.1	<p>To note the contents of this report and approve a budget allocation of £55,000 and that Officers:</p> <ul style="list-style-type: none"> • Proceed to progress to the next stage by drafting, agreeing and executing terms with the successful submissions in line with LPS valuations for pitch 1, 2 and 3 for a period of 25 years with option to extend • Proceed to engage with the landlord and extend the term where relevant to ensure agreements are co-terminus • Assign a rental value of £1,000 per annum to the pavilion for a separate keyholding agreement – subject to annual review and monitoring • Agree budget allocation of £55,000 for the upgrade of the pitches to an acceptable standard.
6.0	Documents Attached & References
	<p>Appendix 1: Maps Appendix 2: Cahore Playing Fields Appraisal and Expression of Interest</p>