

Report on	Fairhill Bowling Pavilion
Date of Meeting	8 th December 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?	Yes	
If 'Yes', confirm below the exempt information category relied upon	No	X

1.0	Purpose of Report
1.1	To provide information on the Fairhill Bowling Pavilion, Cookstown and to seek approval for temporary works pending a full review of the Fairhill facility.
2.0	Background
2.1	Council operate and maintain the bowling green at Fairhill and currently the bowling playing facilities involve 6 rinks, two resident clubs with approximately 80 playing members between Cookstown Bowling Club and Fairhill Bowling Club. The playing season is generally between April to October each year and both clubs operate on a season hire booking arrangement. Additionally, non-club members can also make arrangements to book and play on a casual pay as you go basis.
2.2	In terms of the bowling pavilion, there are currently two separate changing areas with toilets in each. Both areas are antiquated and not currently meeting requirements of the modern game which has recently saw the development of mixed gender teams. The current changing areas are small and when visiting teams arrive for matches, generally there is an understanding reached where males of both opposing teams change in one area with females of both opposing teams changing in the other. Council Officers have been advised that in many cases, it has become the "norm" for female players to arrive "match ready" due to the lack of provision of changing areas.
2.3	There is a general area within the pavilion mainly used for meetings social viewing, and spectating and additionally there is a kitchen which is a reasonable standard although dated.
2.4	There is one accessible toilet within the pavilion. This is accessible only from the exterior of the building and would not meet current day DDA compliance.
2.5	It is generally accepted that the playing surface and associated equipment is of good standard and would not require any investment at this stage.

3.0	Main Report
3.1	Bowling has been included within the terms of reference of the current Pitches Strategy development. The assessment to date as part of the strategy development has focused on current condition/quality, location, size, usage profile, accessibility and ancillary facilities. It is likely that recommendations will arise for investment and enhancements of the four Council operated bowling playing surfaces and pavilions at Fairhill, Magherafelt, Dungannon and Fivemiletown on a priority ranking basis following their assessments.
3.2	Officers have also commissioned a condition survey to be carried out on Fairhill due to the reasons outlined within section 2 of this report and the final report is pending.
3.3	Cookstown Bowling Club have indicated to Council Officers that some of their members are due to hold positions of significance in regional and national bodies during 2022 and 2023 and as part of these responsible office bearing positions, this will involve many teams visiting Cookstown for competitions and meetings. Currently, for the reasons outlined in section 2, the current pavilion would not be fit for purpose to facilitate these expectations and in particular from a DDA compliance and mixed gender playing perspective.
3.4	Therefore in the medium term, it is highly likely that Fairhill Bowling Pavilion will require a re-development/enhancement and the outcome of the commissioned condition survey along with the final pitches strategy should plot the way forward for the mechanism for future development. It is expected that a full business case and concept would be worked up for Members consideration to include the wider Fairhill area and facility mix once all the assessments have been carried out.
3.5	In the interim, and to deal with current issues along with future competitions expected, it is proposed that short term temporary modular changing provision is installed to alleviate current concerns while future concept work is ongoing.
3.6	Officers would propose commissioning a procurement exercise to seek to install temporary modular changing accommodation on site. Initial cost estimates on a lease basis would be approx. £10k per annum (can be pro-rata up/down depending on length of time needed). It is anticipated that this should provide additional changing facilities to include shower cubicles and accessible toilet provision. It would be proposed that this would be installed prior to the start of the anticipated playing season in March 2022. This arrangement should also allow for an extension if required for the 2023 season.
3.7	Officers will continue to provide updates on progress and options for any decisions required via future Development Committee's when available.
4.0	Other Considerations
4.1	Financial, Human Resources & Risk Implications

	<p>Financial: It is estimated that up to £10k per annum would be required for leasing of the modular changing accommodation. This would be subject to agreement of inclusion in the 2022/23 rates estimates process.</p>
	<p>Human: Officer time.</p>
	<p>Risk Management: Considered in line with relevant Council policies and procedures.</p>
4.2	Screening & Impact Assessments
	<p>Equality & Good Relations Implications: To be considered in line with relevant policies and procedures and full screening will be carried out and considered as part of business case development of the overall Fairhill project.</p>
	<p>Rural Needs Implications: To be considered in line with relevant policies and procedures and full screening will be carried out and considered as part of business case development of the overall Fairhill project.</p>
5.0	Recommendation(s)
5.1	<p>To note the contents of this report and to give approval for Officers to commission a procurement process and install temporary modular changing accommodation on site at Fairhill Bowling Pavilion pending outcome of the condition survey and business case development for the Fairhill facilities subject to agreement of inclusion in the 2022/23 rates estimates process.</p>
6.0	Documents Attached & References
	N/A