

<b>Report on</b>	Update - Cahore Playing Fields, Draperstown
<b>Date of Meeting</b>	17th June 2021
<b>Reporting Officer</b>	Kieran Gordon, Head of Leisure
<b>Contact Officer</b>	Kieran Gordon, Head of Leisure

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

<b>1.0</b>	<b>Purpose of Report</b>
1.1	To provide an update to Members on progress of potential works to Cahore Playing Fields and the leasing request from a local club.
<b>2.0</b>	<b>Background</b>
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"> <li>• Carry out a survey of Cahore Playing Fields and ascertain costs for potential works to the grass pitches</li> <li>• 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 to ascertain market value for rental/leasing options.</li> </ul>
2.2	<p>Currently, Mid Ulster District Council leases land and pays an annual rent for Cahore Playing Fields, Draperstown. There are 1 x GAA and 2 x Soccer pitches along with an onsite changing pavilion. Council administer bookings for the facilities as and when required and invoice the bookers accordingly for use. Council has responsibility for the full cost of facility maintenance, insurance and provides a staffing resource for bookings where relevant. In recent times, the two main users of the facilities are Draperstown Celtic FC and Ballinascreen GAC. Ballinascreen GAC have their own complex approx. 2.5 miles from the Cahore complex containing 3 x grass pitches.</p>
<b>3.0</b>	<b>Main Report</b>
3.1	<p>Following the ratification of the February 2021 Development Committee report at the full Council meeting on 25<sup>th</sup> February and allowing for the subsequent "call in" period, on 8<sup>th</sup> March 2021, Council legal services were engaged to ascertain conditions associated with leasing.</p>

3.2	During March 2021 to mid-April 2021, Officers completed the drafting of individual maps for Land and Property Services(LPS) valuation purposes and a formal instruction was issued to LPS to ascertain leasing costs. During this period, Officers also engaged formally with the head landlord to seek permission to enter into formal discussions with the club(s) for potential sub-letting of the pitch(es). The head landlord has given permission for the process of potential sub-leasing to be progressed with relevant parties.
3.3	On the 25th May 2021, Council legal services liaised again with LPS to seek an update on progress of valuation request – LPS advised it may be a number of weeks due to current caseloads at LPS and it was agreed to schedule another update call during June 2021. At the point of drafting this report, no LPS valuation has been received yet.
3.4	During February 2021 – May 2021, Council officers and representatives of DCFC exchanged various phonecalls, emails and virtual meetings to discuss information on potential costs for ongoing maintenance, insurances, inspections,etc. This was to assist the club with information to build into their business case for potential future leasing and to help advise and assist their decision if leasing was a viable and sustainable option for the club. Additionally information was shared on what potentially could be included within a lease agreement to allow the club to make preparations if required. During this period, Council officers also sought cost estimates on potential works associated with drainage and fencing upgrades at Cahore Playing Fields.
3.5	It was anticipated to bring the cost estimates along with LPS valuations back to a future Development Committee for Members consideration. However during a virtual meeting with DCFC on the 12 <sup>th</sup> May 2021, the club advised they were now aware of a potential funding scheme that may be launched later this year by the Department of Communities/Sport NI and they wished to make preparations for a possible bid for funding for a 3G/4G pitch development. At this point it was mutually agreed that it may be beneficial to allow the funding bid to progress first rather than incur any potential unnecessary expenditure for the upgrade of grass pitches and fencing however that option could be explored again should the funding bid not materialise.
3.6	On the 19 <sup>th</sup> May 2021, Council officers took part in a virtual meeting with DCFC and their 3 <sup>rd</sup> party consultant that had been engaged to explore and develop proposals for a funding bid for a 3G/4G development. It is not yet known when the funding scheme will open for applications.
3.7	In the interim, while Council are awaiting LPS valuations, this should not prohibit any of DCFC ancillary work to develop further their business case or proposals should any future funding opportunities arise. If the funding process opens for applications prior to discussions on potential leasing being progressed by all parties, as the Council is now in receipt of approval from the head landlord for sub-letting, Council can if required offer a letter of support as part of any funding application should any evidence of current/future tenure be required. Whilst the criteria of any future funding scheme is not yet know, this letter of support element would be common practice and legalities around evidence of tenure are generally sought only if a funding bid has been approved.
3.8	If required, any further updates will be presented to a future Development Committee for consideration where relevant.

<b>4.0</b>	<b>Other Considerations</b>
<b>4.1</b>	<b>Financial, Human Resources &amp; Risk Implications</b>
	<p>Financial: Land and Property Services – assessment costs to be derived from existing revenue budgets.</p> <p>Cahore Playing Fields Potential Works Costs – to be considered within future Development Committee Report – may require additional expenditure that may not be included within current budgets.</p>
	Human: Officer time.
	Risk Management: In line with Council policies and procedures and will continue to ensure a more robust and standardised approach across Leisure services and facilities.
<b>4.2</b>	<b>Screening &amp; Impact Assessments</b>
	Equality & Good Relations Implications: To be considered when future options are presented.
	Rural Needs Implications: To be considered when future options are presented.
<b>5.0</b>	<b>Recommendation(s)</b>
5.1	To note the contents of this report.
<b>6.0</b>	<b>Documents Attached &amp; References</b>
	N/A