

Report on	Strategic Business Case for the proposed development of Railway Park
Reporting Officer	Director Leisure & Outdoor Recreation
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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 seek Members approval for progressing the proposed developments at Railway Park to the next stage as outlined in the strategic business case.
2.0	Background
2.1	<p>In 2014, Mid Ulster Council submitted a funding application to the funding programme, Space and Place for the purchase and development of 6.5 acres of derelict land adjacent to Railway Park, Dungannon as a community greenspace. Although the application was unsuccessful, the Council nevertheless purchased the land and initiated further consultation with the local community, on developing the whole of Railway Park (20 acres) as a welcoming place for recreation and leisure.</p> <p>Since then, draft design concepts of the proposed development for the Park were produced, detailed design was completed for a pump track and further consultation taken place with the local community the District Electoral Area (DEA) Councillors and the Police Service for Northern Ireland (PSNI). With the potential to submit a funding application to the Heritage Lottery Fund (Parks for People Programme), in February 2018, the Council commissioned this study to further develop the proposals by reviewing all previous work undertaken in the area related to Railway Park as below and to consult further with those stakeholders who had been omitted from previous consultation.</p> <ul style="list-style-type: none"> - Council's Space and Place Business Plan (2014), - Macro design of pump track – Railway Park (Arron Cartwright, 2015) - Designing out crime – Railway Park (PSNI, 2017) - Draft design concepts – Railway Park (Herron Architects, 2017)
2.2	Railway Park Strategic Business Case proposals were presented and approved at Development Committee on 4 th July 2018. Full Council ratification 26th July 2018.
3.0	Main Report
3.1	In November 2017, Mid Ulster Council commissioned Outdoor Recreation NI to undertake a Strategic Outline Business Case for the proposed development of Railway Park, Dungannon.
3.2	<u>RAILWAY PARK</u> Development proposal for Railway Park provided three indicative cost options

	<p>Option 1 at £0 (do nothing) Option 2 £944,500 Option 3 £555,800 (bare minimum).</p> <p>3.3 Railway Park could be turned into a quality, shared and accessible green/open space. It would open the site to new members of the community, increasing cross community cohesion and increased social inclusion. Ideally, the full project would be delivered in one phase, but with limited external funding available, phasing the project is considered a more realistic proposition moving forward. If a phased approach is taken, it must be of sufficient scope and scale to make an obvious impact on the ground. Consequently, consideration should be given to delivering the western section phase of Railway Park initially, followed by the eastern section and finally the central area.</p> <p>Delivery of the phases would be subject to funding and securing additional external funding support.</p> <p>3.4 The next stage of the development programme is to seek the appointment of suitable qualified and experienced Integrated Consultancy Team (ICT) to develop detailed design options for the complete Railway Park Project. Create detailed specifications and all associated tender documentation for agreed phases of the Railway Park development proposal.</p> <p>The projected timeline is as follows:</p> <ul style="list-style-type: none"> • PQQ ICT Team – short list of operators to be invited to submit tender – December 2018 • ITT and appoint ICT team – March 2019 • Design period – April – July 2019 • PQQ IST Team - short list of operators to be invited to submit tender – May 2019 • Award Contract – October 2019 <p>Note: 3-4 Months added to the programme if the works involve anything outside the permitted development and thus is considered a major development which will require following the planning process.</p>
4.0	Other Considerations
4.1	<p><u>Financial & Human Resources Implications</u></p> <p>Financial: Costs attributed to the appointment of an Integrated Consultancy Team (ICT) to manage the Railway Park project through agreed phases, to appropriate RIBA Stages with agreed stage breaks subject to funding.</p> <p>Human: Existing staff resources sufficient to coordinate initial project development objectives.</p>
4.2	<p><u>Equality and Good Relations Implications</u></p> <p>Procedures as per Council policy</p>
4.3	<p><u>Risk Management Implications</u></p> <p>Procurement, audit and risk procedures as per Council policies</p>

5.0	Recommendation(s)
5.1	The Development Committee recommends to the Committee that approval is given for the appointment of a suitably qualified and experienced Integrated Consultancy Team (ICT) to develop detailed design options for the complete Railway Park Project. Create detailed specifications and prepare all associated tender documentation for agreed phases of the Railway Park development proposal.
5.2	The Development Committee recommends to the Committee that approval is given to allocate phase one capital budget of £431,500 as projected under option 2 of Railway Park (Western Section) Strategic Business case.
6.0	Documents Attached & References
6.1	N/A