

Report on	Cahore Playing Fields, Draperstown
Date of Meeting	11 th February 2021
Reporting Officer	Kieran Gordon, Head of Leisure
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 on correspondence from Draperstown Celtic Football Club and to seek approval for Officers to investigate options for Members future consideration.
2.0	Background
2.1	During January 2021, Officers received formal written correspondence from Draperstown Celtic Football Club. Detailed within this correspondence was a request for Council to consider upgrading the facilities at Cahore Playing Fields, Draperstown and also for Council to consider leasing arrangements with the club.
2.2	Currently, Mid Ulster District Council leases lands at Cahore Playing Fields, Draperstown and 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.
2.3	Workspace Recreation Centre is located approx. 1.5 miles from the Cahore complex and amongst its features is a bookable 3G pitch and indoor 4 court sports hall. Members may recall from a recent report to Development Committee in July 2020 on Leisure and Outdoor Recreation Service Levels agreements, that Council have an ongoing service level agreement commitment with an annual contribution from Council of £10,000 per annum.
2.4	Council pay an annual rent for use of the Cahore playing fields and Council are responsible for the ongoing maintenance and upkeep of the facilities.
2.5	Magherafelt District Council carried out extensive drainage works on pitch number one during 2012.
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>Following formal written correspondence received during January 2021, Officers met with representatives of Draperstown Celtic FC to discuss a number of items.</p> <p>Draperstown Celtic FC have stated they would be open to entering into discussions for a long-term lease if the conditions allowed this to be progressed. If permissible, a leasing arrangement may help assist with the eligibility to leverage potential funding streams if/when they may arise.</p> <p>Council approved the Sports Facility Strategy in May 2018 which provided a framework for the future prioritisation, development and provision of sports facilities at a local level in order to meet identified community need, helping to increase participation, addressing health inequalities, and other local specific factors. With reference to grass pitches, it was noted to Members in September 2018 that it was recognized that the limitations to the strategic planning work undertaken included the fact that every natural grass pitch could not be visited. For this reason, the Strategy focused only on headline issues, with the realisation that natural grass pitches needed to be further examined through a more detailed piece of research.</p> <p>Presently, Council do not have a framework for the consideration of specific developmental and/or leasing requests by clubs or groups within leisure or a capital investment programme for pitches (outside of “normal” routine maintenance).</p> <p>Therefore, it is proposed that Officers:</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 to ascertain market value for rental/leasing options. • That the above analysis be presented to a future Development Committee for consideration when available. <p>In the interim, to ensure a standardised approach is developed for the District for these types of requests, Officers are continuing work to develop proposals for a Mid Ulster District Council Leisure and Sports Leasing Policy. As well as developing a Mid Ulster District Council Pitch Strategy (which is an action reflective of a recommendation from the previously approved Sports Facility Strategy) – updates on progress and proposed options to move forward will be presented to a future Development Committee for consideration when available.</p>
<p>4.0</p>	<p>Other Considerations</p>
<p>4.1</p>	<p>Financial, Human Resources & Risk Implications</p> <p>Financial:</p> <p>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> <p>Development of a Mid Ulster District Council Pitch Strategy – costs to engage and appoint a consultant and develop strategy to be derived from existing revenue budgets.</p> <p>Human: Officer time.</p> <p>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.</p>

4.2	Screening & Impact Assessments
	Equality & Good Relations Implications: To be considered when future options are presented.
	Rural Needs Implications: To be considered when future options are presented.
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"> • 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 to ascertain market value for rental/leasing options. <p>That the above be presented to a future Development Committee for consideration when available.</p>
6.0	Documents Attached & References
	N/A