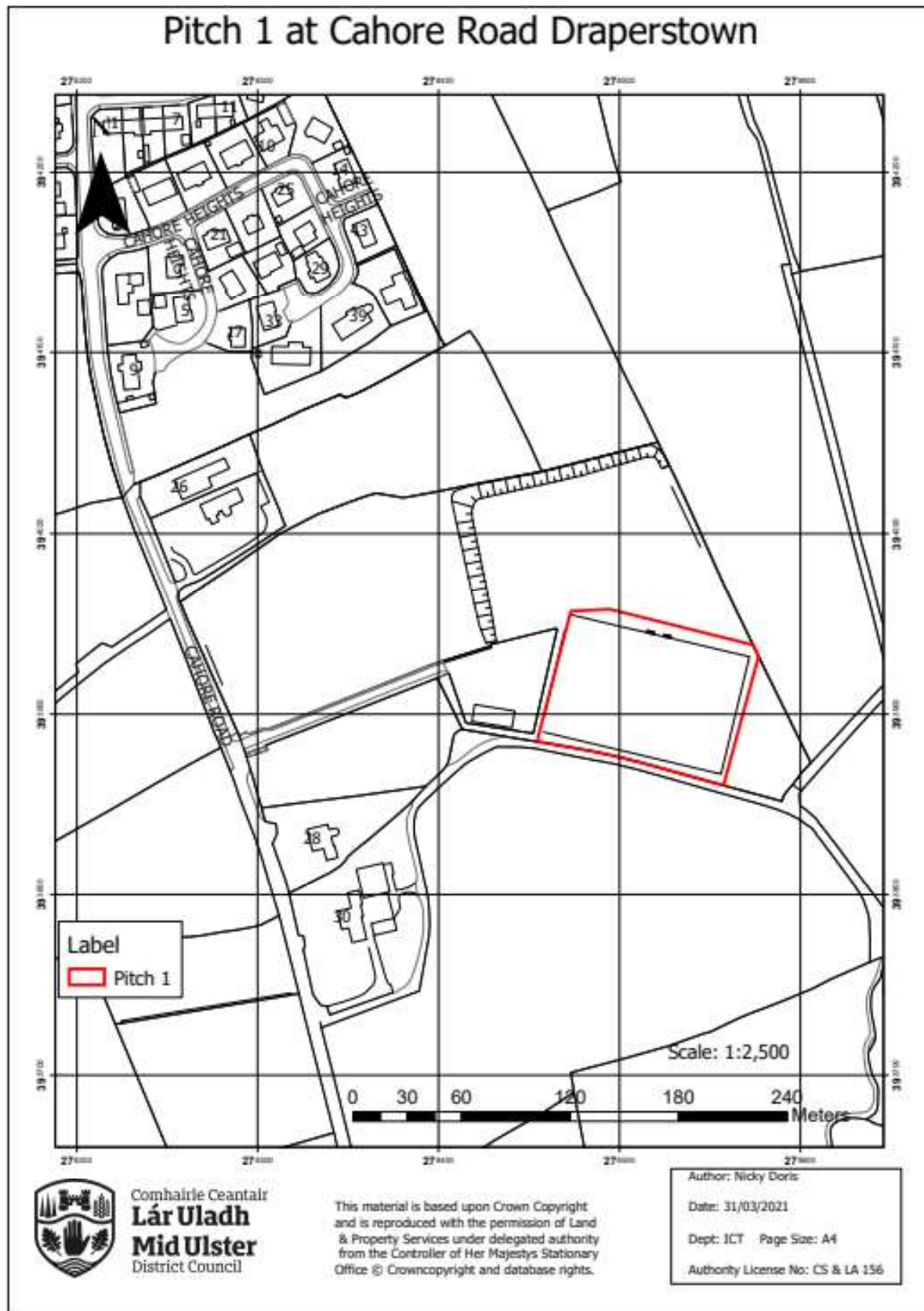
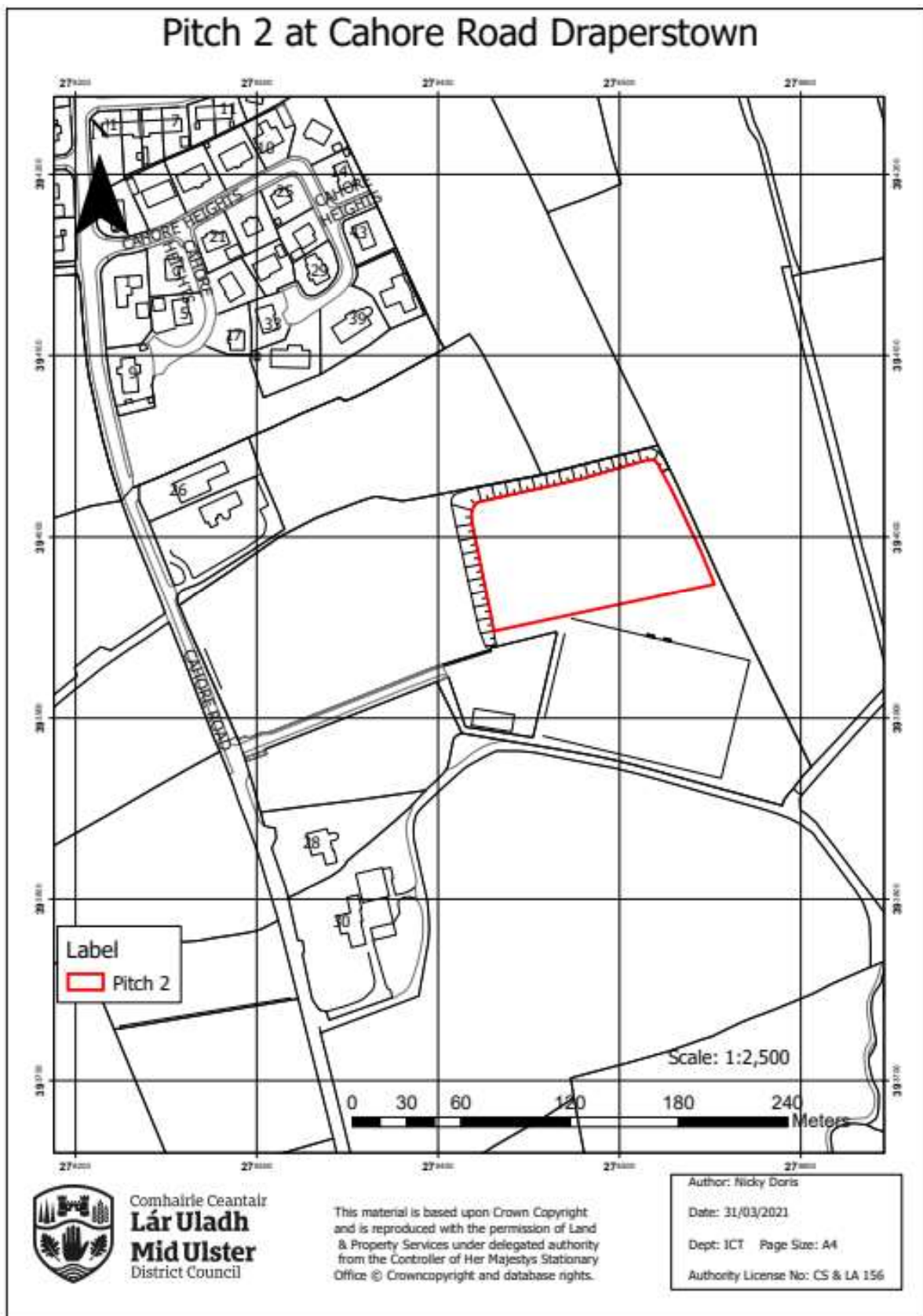


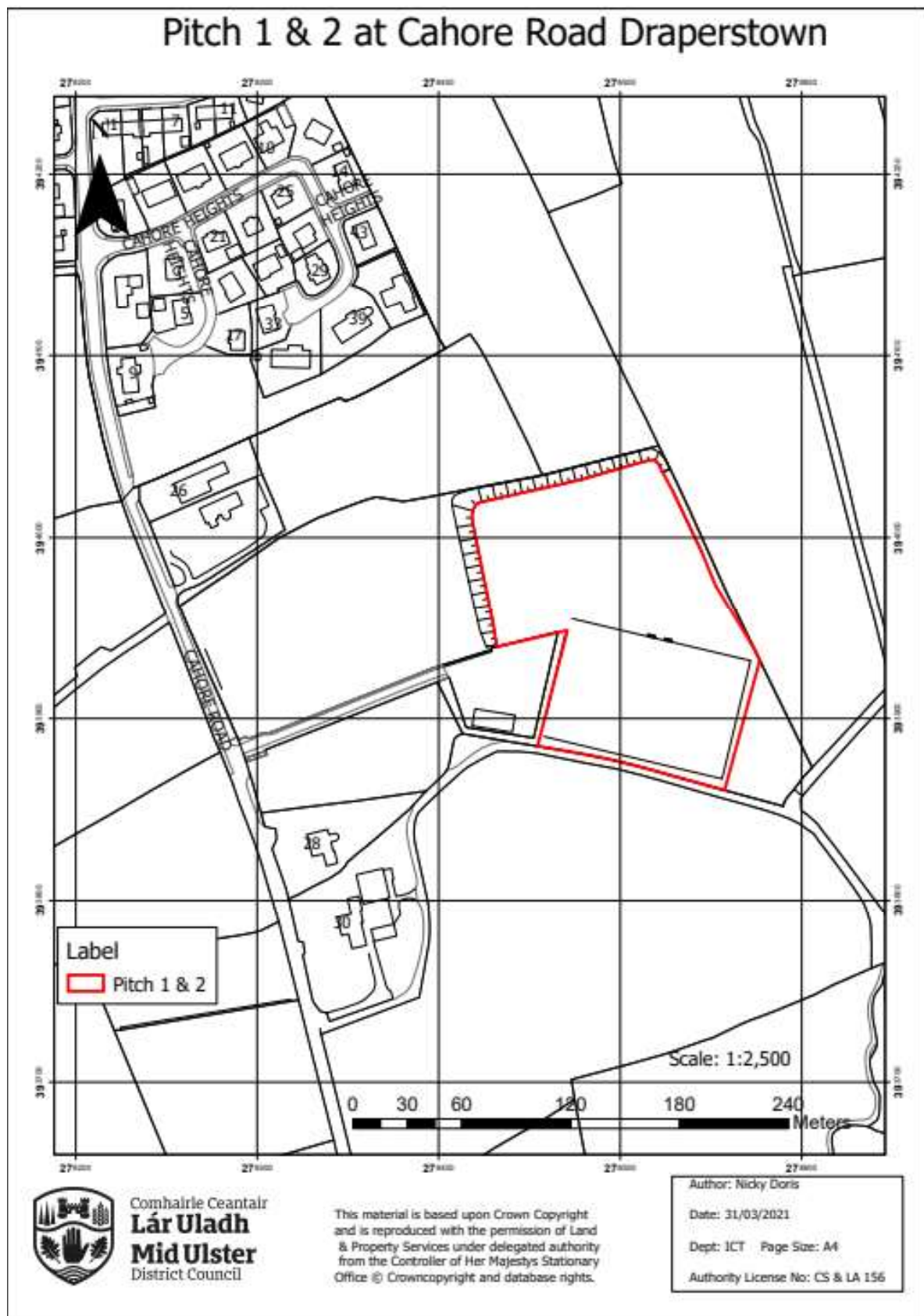
APPENDIX 1



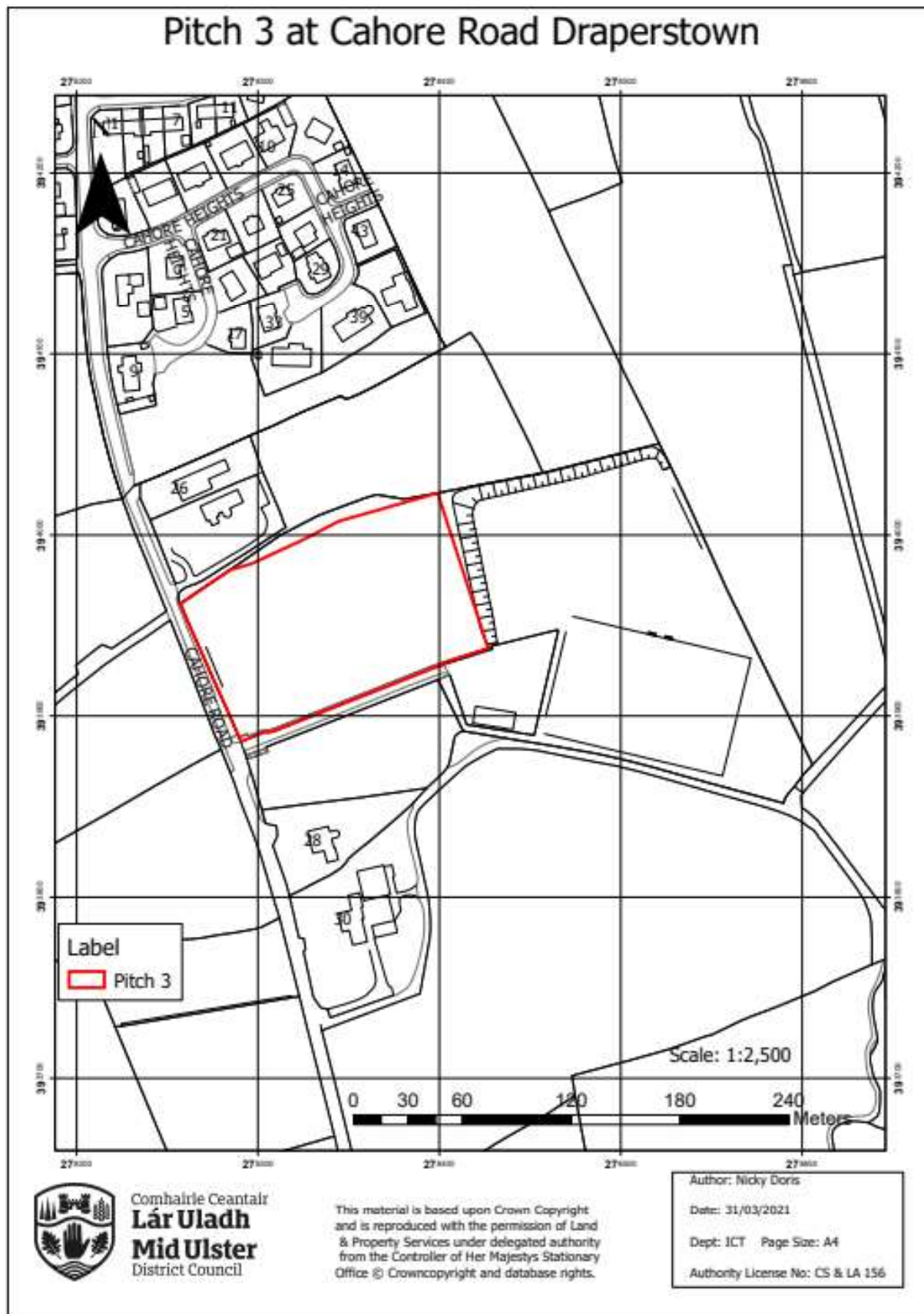
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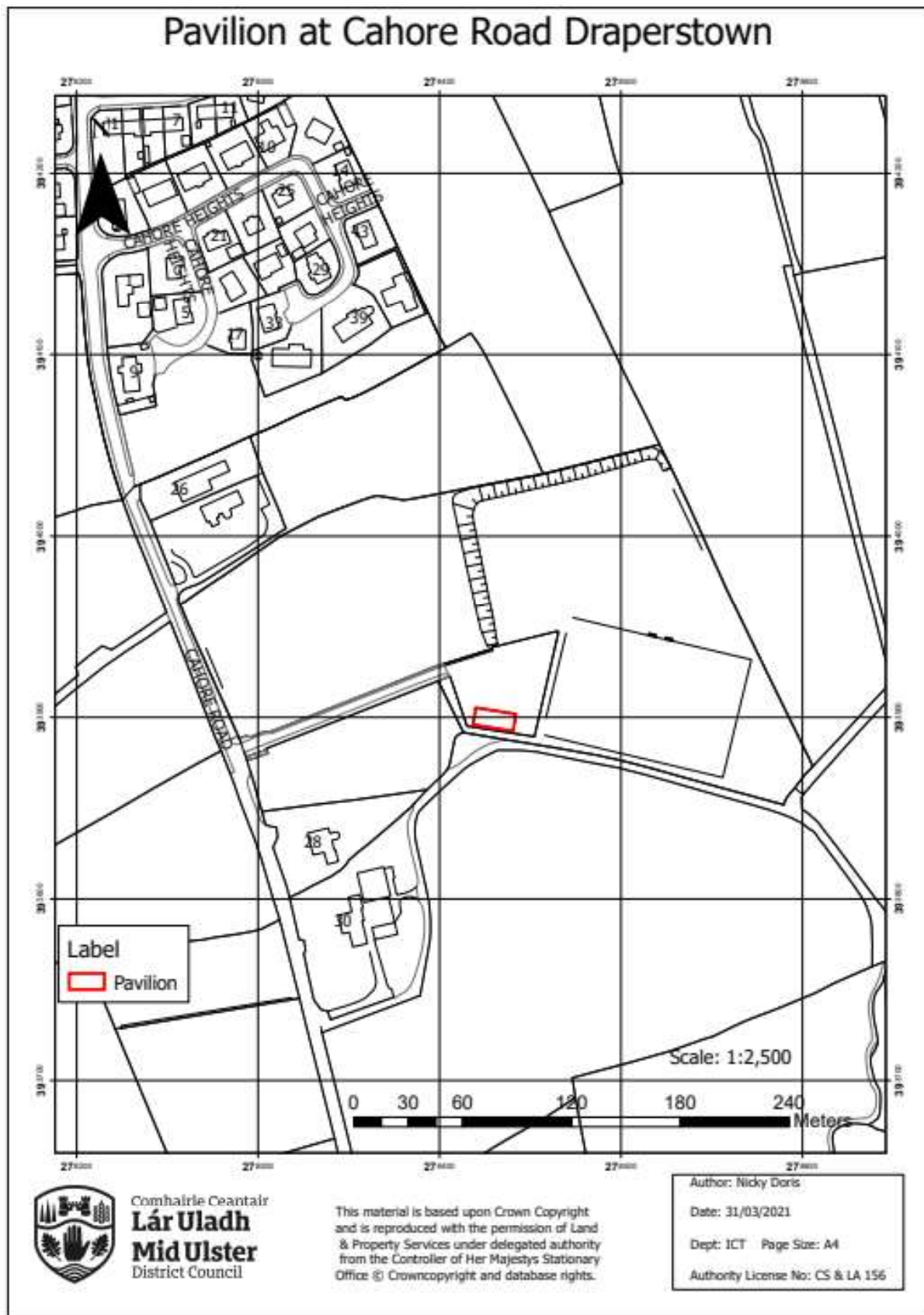
APPENDIX 3



APPENDIX 4



APPENDIX 5





Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

BUSINESS CASE FOR: -

Cahore Playing Fields

Department: -

Leisure and Outdoor Recreation

Date: -

September 2021

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Business Case

1. Executive Summary

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:

- 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.

To date, Officers have carried out the following steps:

- 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

This business case sets out options for consideration on the proposed way forward and next steps:

- (1) That Council seek to progress leasing options with the local clubs to enable empowerment, to build capacity, to help them develop and deliver their club objectives
- (2) Council invest in bringing the existing grass pitches up to an acceptable standard (namely pitch 2 and pitch 3)
- (3) That Council recognise that they may be ineligible for future strategic funding scheme(s) and recognise that local clubs who cannot demonstrate tenure by way of land ownership or long term leasing may be eligible to bid for and secure investment where the Council cannot
- (4) That should leasing progress and should future funding schemes may become available, that the local club has aspirations to develop a floodlit 3G for shared use within the community – a scheme that may not be possible for Council to deliver on its own.

The context for examining options is the Mid Ulster District Council Sports Facility Strategy 2018.

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.

Through local engagement with various stakeholders, the development of Cahore Playing Fields will seek to provide effective partnerships with the public/local community and voluntary sector organisations which could bring benefits to the Draperstown area and wider District in a way that seeks to maximise sustainability, efficiency and community benefit.

2. Introduction & Overview

Give a brief description of the proposal including the key objectives.

Mid Ulster District Council covers an area of 1714 km² and is the seventh largest of the eleven councils. According to NISRA – Mid-Year Estimate 2019, current population is 148,528 and the district has the fastest population growth in Northern Ireland, increasing by 18.4% from 2002 to 2018, compared with all the other Council areas and the Northern Ireland average of 10.3%. The population is projected to be 173,400 by 2037. Mid Ulster District Council is ranked 8th out of 11 district councils in terms of Multiple Deprivation indices.

Mid Ulster is home to more under 16's and fewer over 65's than the Northern Ireland average. A third of the population is based in and around the principal urban centres of Cookstown, Dungannon and Magherafelt and two smaller towns, Coalisland and Maghera. Only 56% of the population meets recommended physical activity levels of at least 150 minutes per week (2012 figures). Rates of adult and childhood obesity are increasing according to the most recent Northern Ireland Health Survey results.

Growing obesity levels suggest there is a need to facilitate increased participation, and to ensure availability of quality sports facilities, which are both affordable and accessible to the local community. It will be important to ensure that communities have equal access to sports and leisure facilities to ensure that levels of obesity do not continue to show significant increases.

As the population continues to grow, demand for access to quality sports facilities will increase.

The project here proposed is important in that the intention through sports development planning, proposed leasing to local clubs/groups and the proposed facility enhancements is to encourage more participation in sport and physical recreation.

As referenced in the Mid Ulster District Council Sports Facility Strategy 2018, it would be appropriate to support clubs and sports that will work together in the future e.g. in this case GAA and Soccer.

Current Position

Currently, Mid Ulster District Council leases lands and pays an annual rent for 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 bookees 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.

A summary of income is presented below:

Year	Income	
	Ballinascreen GAC	Draperstown Celtic Football Club
1 April 2018 - 31 Mar 2019	£1,350.51	£760.13
1 April 2019 - 31 Mar 2020	£1,536.60	£1,262.90
1 April 2020 -31 March 2021 <i>* Covid Closures Impacted Use</i>	£906.50	£407.60

Maintenance is carried out via the Council's Property Services section. A summary of annual expenditure on Cahore Playing Fields is presented below:

Item	Amount
Annual maintenance of verti draining, sanding, seeding and	Approx £14,000 per annum
Grass cutting 16 cuts per season at 3hrs per cut – 1 x operative and machine	
Line marking 10 x times per year - 3hrs x 2 operatives per time	
Staff cost - 32 hours of pitch inspections (incl mileage) per year plus 150 hours per year casual wages for matches/bookings	
Pavilion checks and associated works – statutory compliance, eg. Legionella, insurance, etc	
Rental costs (leasing with landlord)	£7,072.65 per annum
Total Expenditure	Approx £21,072.65 per annum

Therefore, if an average assessment of income of approx. £2,400 per annum based on pre-covid bookings is factored in, Council net cost to operate Cahore Playing Fields is currently estimated at approx. £18,600 per annum.

Future Leasing Proposal

Should approval for leasing be approved, it would be Council's intentions to enter into agreement(s) for a proposed 25 year term (with option to renew/extend).

In broad terms this would include a commitment for the sporting Club, collective or community organisation to:

- Carry out minor grounds and building maintenance (where relevant) for example pitch marking, grass cutting, ongoing maintenance, minor repairs, litter picking, inspections etc.
- General management of the site to ensure that members of the public, sporting

organisations and clubs continue to use the facility to full capacity, to include opening and closing and ensuring all relevant health and safety arrangements are in place.

- Continue to permit members of the public to access the property for passive recreational pursuits save for areas provided for dedicated sporting or community purposes.
- Management of bookings and events.
- Pavilion management (where relevant) to include opening and closing, upkeep of the fabric, cleaning and general management.
- Responsible for service charges such as water, electricity etc. (where relevant)
- Full ongoing inspections and maintenance of the lands (as determined by agreed boundary areas)
- Financial management of the various activities associated with the above.
- To arrange relevant insurance cover as specified by the Council (currently minimum of £5 million Public Liability Insurance – subject to review) and all necessary statutory approvals are in place and maintained.
- The above list is not exhaustive and may be subject to change.

It would be proposed Council would still have responsibility for the pavilion – eg. checks and associated works – statutory compliance, eg. Legionella, insurance, etc. A summary of anticipated income and costs are summarised below:

Item	Amount
Rental costs (leasing with landlord)	- £7,072.65 per annum (expenditure)
Pavilion checks and associated works – statutory compliance, eg. Legionella, insurance, etc	- £3,000 per annum (expenditure)
Leasing of Pitch 1 and 2 Combined	£1,600 per annum (income)
Leasing of Pitch 3	£1,000 per annum (income)
Annual Keyholder agreement for Pavilion	£1,000 per annum (income)
Total Cost to Operate	Approx £6,472.65 per annum

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).

It would be anticipated that this a proposed saving would then be re-invested elsewhere within the Property Services section to help any identified service pressures and enhance operational requirements.

Option 1 – Do Nothing

- Maintaining the status quo and continuing with current operations.
- This option could present several difficulties. These include:
 - Continued operational expenditure on maintenance and staffing costs to facilitate matches/bookings/inspections
 - Potential negative stakeholder feedback – ie. clubs unable to gain a sense of empowerment and build capacity within their community
 - Potential loss of future investment – eg. The clubs aspiration to leverage funding

into the local community for a proposed floodlit 3G pitch. Should funding be made available (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 unlikely local authorities will be able to apply.

Estimated costs are summarised below for this option, aggregated over the next 5 years, based on the current maintenance and income:

	Aggregated Expenditure	Aggregated Income
2022 - 2027	£120k	£14k
Net Cost to Operate 2022-2027	£106k	

Option 2 – Proceed with leasing and undertake works to improve pitch 3

- Proceed with leasing as per recent expression of interest process and based on LPS valuations
- Carry out identified works to pitch 3 only

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 (notable pitch 2 and pitch 3).

Should a budget be approved, it would be proposed to focus only on pitch 3 only at this stage for improvement works (Gaelic Pitch). 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 unlikely local authorities will be able to apply. 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.

Estimated costs are summarised below for this option, aggregated over the next 5 years, based on the proposing leasing approach and releasing a budget of approx. £33.5k for works on pitch 3:

	Aggregated Expenditure	Aggregated Income
Works to Pitch 3	Approx £33.5k	
2022 - 2027	Approx £50.5k	£18k
Net Cost to Operate	£66k	

Option 3 – Proceed with leasing and undertake works to improve pitch 2 and 3

- Proceed with leasing as per recent expression of interest process and based on LPS valuations
- Carry out identified works to pitch 2 and 3

This option is similar to option 2 but with the added component of investment in works required for pitch 2 should funding opportunities not materialise for the clubs aspiration to bid for a future floodlit 3G.

Estimated costs are summarised below for this option, aggregated over the next 5 years, based on the proposing leasing approach and releasing a budget of approx. £55k for works on pitch 2 and 3:

	Aggregated Expenditure	Aggregated Income
Works to Pitch 2 and 3	Approx £55k	
2022 - 2027	Approx £50.5k	£18k
Net Cost to Operate 2022-2027	£87.5k	

3. Market analysis/Strategies?

Identify aspects of the Organisational Strategy.

At this stage of any proposed project it's important to consider its potential to complement and contribute to national, regional and local strategic approaches, should it proceed. Government and its agencies recognise the important role that community activity, sport and physical recreation can play in the development of people and the communities in which they live. This section looks at a range of national, regional and local strategic approaches that have a relevance to the proposed project and considers how the project might contribute to their objectives.

This proposed leasing of pitches to local clubs and also the investment in the playing surfaces is about developing people by encouraging active lifestyles through the provision of facilities. The Mid Ulster District Council Sports Facility Strategy 2018 audit evidences the Council's role in the provision of sports pitches and recreational spaces across the District therefore in the development of opportunities for active and healthier lifestyles. This proposed development comes at a time when an active lifestyle is recognised as vitally important in helping to reduce the incidence of a range of life-limiting diseases. It also makes significant contributions to at least two of the five Council strategic themes in its Corporate Plan 2020 – 2024:

- Theme 2: Service Delivery
- Theme 5; Communities

This proposed project should take cognizance of current Strategic plans:

- Mid Ulster District Council Corporate Plan 2020-2024
- Community Plan for Mid Ulster District Council 2017 “Our Community Plan, 10 year plan for Mid Ulster” – promoting healthy and active lifestyles, helping address mental health, health inequalities and greater community development engagement.
- Mid Ulster District Council Local Development Plan 2030
- Mid Ulster District Council Sports Facility Strategy 2018
- Mid Ulster District Council Open Space, Recreation and Leisure 2015
- Mid Ulster District Council Public Parks and Play Five Year Strategic Plan 2020 – 2025
- Mid Ulster District Council Sports Club Survey 2019
- The Northern Ireland Strategy for Sport & Physical Recreation 2009-2019 ‘Sport Matters’
- Sport Northern Ireland Corporate Plan 2015-2020
- Northern Ireland Executive: Active Ageing Strategy 2016-2021
- Active Living: No Limits 2016-2021
- Sport NI Wellbeing in Sport Action Plan 2019-2025
- Active Places Research Report (Bridging the Gap) 2009
- Active Places Research Report 2014 Update, Bridging the Gap
- Draft Programme for Government 2016 – 2021; NI Executive
- Together: Building a United Community (T:BUC); NI Executive

Taken together these strategies and their outcomes have been influenced by and reflect other strategies and policies. Not least of these is the draft ‘Programme for Government’ whose strategic outcomes address, amongst other things, the attainment of good health and confident and peaceful communities, targeting ‘those things that make real improvements to the quality of life for the citizen’.

‘Sport Matters: The NI Strategy for Sport and Physical Recreation 2009-2019’; Department for Communities/ Sport NI

The strategy sets out a shared vision of ‘a culture of lifelong enjoyment and success in sport. The case is made for ongoing investment in sport and physical recreation to ‘deliver a range of sporting outcomes and support the wider social agenda in areas such as education health, the economy and the development of communities over the period 2009-2019.’ Investment is directed towards three key areas:

(1) Participation (2) Performance and (3) Places

As with the community planning process a number of key principles underpin the strategy’s development that could easily be applied to this project:

- Empowering individuals, groups and communities;
- Responding to need;
- Partnership working based on consultation and stakeholder buy-in;
- Promoting good relations and working towards ‘A Shared Future’; and
- Focusing on outcomes.

The strategy highlights the importance of joined-up planning and partnership working at strategic levels as well as within delivery structures, adding that the pooling of resources, public and private is critical to achieving delivery.

Given the challenges posed variously by the economic downturn and local government reform since the strategy was published the targets for 'Places' have not been delivered in full.

However, one target is highly relevant to this project, that is:

PL25: 'By 2019 to ensure that 90% of the population have quality accredited multi sports facilities that have the capacity to meet demand, within 20 minutes travel time.'

The clarity of this target helps to inform the preparation of the Council's position for considered proposed developments such as that presented by this business case with relation to Cahore Playing Fields, Draperstown.

Mid Ulster District Council Sports Facility Strategy 2018

The Mid Ulster District Council Sports Facility Strategy 2018 provides a framework to inform the priority for the development and provision of sports facilities at a local level, to meet identified community need in Mid Ulster. The strategy rationale is to develop a framework for future prioritisation and development of sports facilities based on identified need, increasing participation, addressing health inequalities and other local specific factors.

The focus of the 2018 strategy was facilities analysis on sports halls (4 courts or above – except those on education sites), pools of 20m length and above, health and fitness suites of 20 stations and above, Multi Use Games Areas (MUGA's), and full size Artificial Grass Pitches (AGP's).

This was one of 11 Local Strategies that were developed in the context of the wider NI Sports Facility Strategy.

The consultation process for this Strategy identified a number of key issues and priorities that relates to this proposed project at Cahore Playing Fields, Draperstown:

- *Based on club feedback there is a lack of all-weather pitches/3Gs, particularly for training. New provision should be considered/supported where it would replace poorer quality grass pitches and can be shared between a number of local clubs/organisations.*
- *Development of additional 3G pitches; the priority is for those based on education sites which offer community use and the opportunity for multi-facility hub development. There is a need for additional club –based provision but again this should be shared between clubs as a minimum to ensure sustainability and provide the opportunity for multi-facility hubs.*
- *Investment to improve existing AGPs/3G pitches e.g. floodlights, fencing, surfaces, infrastructure such as changing rooms, storage*

The consultation process for the 2018 strategy identified that several local stakeholders felt

there is a need for additional pitches within Mid Ulster District Council. The feedback on pitch provision, current and future, represents the majority of comments received. The consultation feedback identified the following:

- *There is a need for an additional grass rugby pitch, ideally this would be on a club site, but access to a pitch for competition games could be off site; the growth in the numbers of young players means more teams are playing more often, and existing pitch facilities do not have the capacity*
- *There is a need for additional synthetic training pitch facilities for rugby given the number of teams now in the club and the condition of existing grass pitches,*
- *Upgraded existing 3G pitch to complement existing sports and social facilities*
- *Development of floodlit synthetic surfaces provision for training*
- *3G pitches for local clubs*

The strategy makes a number of recommendation to address the issues and priorities identified and provides a framework within which to develop sports facilities in Mid Ulster and many of these outcomes support the proposed development at Cahore Playing Fields.

The proposal here for Cahore Playing Fields is that:

- (1) That Council seek to progress leasing options with the local clubs to enable empowerment, to build capacity, to help them develop and deliver their club objectives
- (2) Council invest in bringing the existing grass pitches up to an acceptable standard (namely pitch 2 and pitch 3)
- (3) That Council recognise that they may be ineligible for future strategic funding scheme(s) and recognise that local clubs who cannot demonstrate tenure by way of land ownership or long term leasing may be eligible to bid for and secure investment where the Council cannot
- (4) That should leasing progress and should future funding schemes may become available, that the local club has aspirations to develop a floodlit 3G for shared use within the community – a scheme that may not be possible for Council to deliver on its own.

Bridging the Gap – Active Places Research 2009

Bridging the Gap – Active Places Research 2009, and its subsequent update in 2014, have also informed the Mid Ulster District Council Sports Facility Strategy 2018.

The 2009, 'Bridging the Gap' Active Places research report, produced by Sport NI (SNI), assessed the adequacy of existing sports facility provision (excluding education facilities), in Northern Ireland's 26 former and 11 proposed district council areas by comparison with National Facility Standards and/or the facility demand of potential users (determined by the Facilities Planning Model (FPM)).

'Bridging the Gap' established three general findings:

1. There is a significant shortfall in sports facility provision in Northern Ireland
2. The deficit in provision is not uniform
3. There are a number of areas for concern regarding provision, particularly in relation to quality, quantity, accessibility, condition, universal access and specification.

Although 'Bridging the Gap 2009' identified significant need for sports facilities throughout Northern Ireland, the research stopped short of identifying where new or refurbished sports facility provision should be developed or located. The Programme for Government, Together Building a United Community, the Corporate Plan of the Department of Culture, Arts and Leisure (DCAL), Sport Matters and SNI's Corporate Plan identify a number of Government priorities that set the direction for investment in sport and physical recreation, because sport contributes to a range of wider social, economic and cultural needs.

Sport improves community health and well-being and can contribute to reducing inequalities in child poverty and social deprivation, as well as ensuring equality of opportunity.

The 2014 Update to Bridging the Gap re-calculated need for a number of specific facility types, to illustrate progress in developing the sports facility infrastructure in NI; the analysis still identifies a significant shortfall in provision, however, particularly in terms of playing pitches.

Sport NI completed a 2014 update of figures quantifying all pitches in the 11 District Council Areas. They produced two tables covering Playing Pitches - Including education synthetic but excluding education grass pitches (Table below), which shows an assessment including both education synthetic and grass pitches.

DISTRICT COUNCIL	2011 POPULATION PROJECTION	PERCEIVED ACRES SHORTFALL (SNI STANDARD)	PITCHES REQUIRED I.E. SHORTFALL
COOKSTOWN	35,238	-4	-2
DUNGANNON	50,995	6	2
MAGHERAFELT	43,682	-17	-7
TOTAL			-7

Table 4.11 All Sites- Including Education synthetic and including Education Grass Pitches

DISTRICT COUNCIL	2011 POPULATION PROJECTION	PERCEIVED ACRES SHORTFALL (SNI STANDARD)	PITCHES REQUIRED
COOKSTOWN	35,238	-30	-12
DUNGANNON	50,995	-48	-19
MAGHERAFELT	43,682	-76	-31
TOTAL			-62

Source: Sports NI- 2014 update of the Active Places Research Report

The Sport NI 2009 updated Bridging the Gap assessment identifies a need in Mid Ulster for additional pitches (grass and all weather).

Local Development Plan

The Council has prepared a Local Development Plan 2030 (LDP) and a Preferred Options Paper (POP) has been consulted on prior to the formal preparation of the LDP.

The Council has also developed a position paper of Open Space, Sport and Recreation.

The POP was prepared to consider issues that may have a direct impact on the district and set

out possible options to address them as well as the councils preferred option. In the context of Open Space, Recreation and Leisure the POP concludes that there is no immediate need to address pitch provision and therefore Development Plan intervention is not considered necessary in relation to the zoning of land at this time.

The Draft Plan Strategy sets out the Council's vision for planning the use of land and details the objectives, planning framework and planning policies that will be used to deliver the vision.

Responsibility for planning passed to the Council in April 2015 as a result of Local Government Reform and the Draft Plan Strategy is the first strategic approach to local development under the Council. The Draft Plan Strategy recognises it is set in the context of the Executive's Programme for Government commitments and priorities as well as the Regional Development Strategy 2035, the latter being the overarching spatial planning strategy for Northern Ireland.

Open Space, Recreation and Leisure' is one of five social policies whose objective is accommodating growth and creating places. The policy explains that applications under sub-policy 'Policy OS1 – Protection of Open Space' will be informed by the following policy statement:-

'Development that results in the loss of open space shall not accord with the Plan irrespective of its physical condition and appearance.'

An exception can be made where it is demonstrated that it will bring substantial community benefits that outweigh the loss of the open space and it will have no significant detrimental impact on open space provision, amenity, character or biodiversity of an area.

Where appropriate, adequate compensatory measures to include provision for more intensive recreational use (3G sports pitches) on site or in other locations capable of serving the area will be given consideration. Compensatory measures should be comparable to that which is lost.'

Benefits to the community include:-

'More intensive recreation facilities such as all-weather pitches.'

In Northern Ireland, the Department of the Environment recognises the need for provision of outdoor recreation space in Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation. Section 5.15 states:

- "In large developments there may be a need to provide more formal outdoor recreation facilities such as playing pitches to meet the needs generated by the development. In such cases the Department will consult closely with the recreation department of local district Councils."*

It therefore could be argued that this proposed project at Cahore Playing Fields can assist with the strategic development of opportunities for increased participation in sport.

Planning policy is however necessary to ensure provision and protection of open space and also to ensure sports and recreation facilities coming forward are appropriately sited.

The Council's LDP Strategy for the retention, creation and promotion of Open Space, Recreation and Leisure is as follows:

- Provide policy for the protection and safeguarding of public open space;

- Require the provision of open space in housing developments and where appropriate equip it for children's play;
- Facilitate large scale leisure on opportunity sites within or near town centers and smaller scale elsewhere within settlement limit;
- Protect environmental open spaces for example parks, gardens and linear open spaces such as pedestrian and cycle routes/walkways and river corridors that have open space value;
- Local Policies Plan designate important open spaces to be protected, zone new sites and offer protection through other means such as Local Landscape Policy Areas.

Source: *Position Paper Seven Open Space, Recreation and Leisure 2 June 2015*

4. Links to Council Policy/Strategic Context

Identify aspects of the Divisional/Unit Plan that are addressed.

Mid Ulster Community Plan 2017-2027; Mid Ulster District Council

The Council's vision for Community Planning reflects the plan's 5 themes, three of which have a particular resonance with the proposed project at Cahore Playing Fields:-



The community in Mid Ulster, and more specifically the Draperstown area, is at the very heart of this proposed project at Cahore Playing Fields.

It could be argued that increased participation will follow by implementing this proposed project at Cahore Playing Fields and this will contribute to the Community Plan's health and wellbeing

theme. It could be argued that local sports clubs will be able to grow their membership through better playing surfaces and should the local club be successful in obtaining future investment for a floodlit 3G it should enhance opportunities as the lack of a local floodlit all weather synthetic training facilities is a constraint on membership – and more volunteers will be needed to assist in servicing the growing clubs.

The strategic context for reviewing the adequacy of provision of pitches is quite simply to provide better quality facilities for a better quality experience, so encouraging more participation for all, including those in formalised sports and those not in formalised sports..

The particular challenge is to make best use of resources and to do so through partnerships that can deliver more by working together than working in isolation.

Mid Ulster District Council's vision within the Corporate Plan 2020 – 2024 reflects this:

- *To be at the heart of our community.*

This proposed project at Cahore Playing Fields is about developing people by encouraging active lifestyles through the provision of facilities.

The Mid Ulster District Council Sports Facility Strategy 2018 audit evidences the Council's role in the provision of sports pitches and recreation space therefore in the development of opportunities for active and healthier lifestyles. This proposed development comes at a time when an active lifestyle is recognised as vitally important in helping to reduce the incidence of a range of life-limiting diseases. It also makes significant contributions to at least two of the five Council strategic themes in its Corporate Plan 2020 – 2024:

- Theme 2: Service Delivery
- Theme 5: Communities

Whilst the project here proposed clearly fits with delivery, it is first and foremost about people, in that it will create opportunities for active recreation that bring people and groups together, facilitating individuals' growth and the development of communities with positive outcomes for people's health and wellbeing. In providing and enhancing the quality of sports facilities the Council is effectively a community encourager.

The Recreation and Youth Service (Northern Ireland) Order 1986 states that "Each district council shall secure the provision for its area of adequate facilities for recreational, social, physical and cultural activities and for that purpose may, either alone or together with another district council or any other person, establish, maintain and manage any such facilities". Furthermore, the Order 1986 goes on to state that "a district council shall, in carrying out its functions, have regard to the facilities provided by other district councils or by other persons. A district council may provide a facility for the whole of Northern Ireland or for an area or areas outside its own area".

5. Assessment of Benefits/Need

What are the opportunities and benefits for the Organisation and User(s)?

This proposed project comes at a time when an active lifestyle is recognised as vitally important in helping to reduce the incidence of a range of life-limiting diseases. It also makes significant contributions to at least two of the five Council strategic themes in its Corporate Plan 2020 – 2024:

- Theme 2: Service Delivery
- Theme 5: Communities

In addition, linked to Mid Ulster District Council's Corporate Plan 2020 – 2025, while each of the strategic themes has a clear focus and purpose, there are also a number of corporate commitments which are not tethered to one area of work, but are common to all and will be realised via this proposed strategy:

- Promoting Equality of Opportunity and Good Relations
 - *“Beyond a duty of compliance with our equality scheme, we aim to mainstream the promotion of Equality of Opportunity and Good Relations throughout the organisation, actively seeking out ways in which to enhance those opportunities and to build positive relations between and among the diverse communities across Mid Ulster.”*
 - *Working in partnership our Good Relations and Community Development Teams to further promote shared spaces across Mid Ulster in all our towns and villages to seek to bring people together and maximise resources.*
- Continuously improving our services
 - *“Whether through our formal Corporate Improvement Objectives and service-specific Performance Improvement Plans or the small, regular, routine changes which we make to services through feedback, we are committed to continuously improving what we do and how we do it.”*
 - *Working in partnership with our outreach sports and leisure teams, Health and Wellbeing teams to promote active and health lifestyles for all.*
- Designing and delivering our services sustainably
 - *“From large-scale investment projects to new or changing service models, we place a value on ensuring that what we do not only meets current needs, but is designed and delivered to be sustainable in the longer-term, ensuring the needs of future generations are uncompromised.”*
- Working collaboratively across the public, private, community and voluntary sector to achieve shared objectives
 - *“Collaborative working is key to delivering successful outcomes for local people. The Council is committed to embracing the opportunities to work with a range of other organisations on issues, projects and plans as they relate to every theme, priority and aspect of our work.”*

It is recognised, that good quality open/green space can help address issues of poverty, health, education and social interaction and therefore significantly enhance the lives of those who live in

the area. This proposed at Cahore Playing Fields could be argued as having great potential in being a key contributor to enhancing opportunities and could directly impact on the lives of people on health physical and mental wellbeing, education, social interaction and pride in their community place.

Community/Sporting Group Engagement

The purpose of this engagement was to understand the current issues and explore attitudes towards this and attempt to find out what indicative use may be if the facility was enhanced – either by Council investment in the grass pitches (specifically pitch 2 and 3), potential impact leasing could have and also should leasing be successful, if that would provide the local club the platform to make a bid for future investment (ie. floodlit 3G) that otherwise may not have the potential to be delivered at its likely Council would be ineligible to apply for funding and may not have the resources to deliver it on his own. As part of the engagement process with local community/sporting groups, information was requested on potential use if the facility were to be constructed.

The following stakeholders were asked for feedback:

- Ballinascreen GAC
- Draperstown Celtic Football Club
- Workspace NI
- Local Councillors
- Heron Brothers Limited (Landlord)

Engagement focused on the following themes:

- Number of adult and under age teams
- Normal location for club outdoor activities (ie. club owned, hire of other pitches,etc)
- If grass pitch enhancements were to be carried out and if the local club were able to use leasing (proof of tenure) to bid and achieve funding for a floodlit 3G, how and what would be their specific need of use (ie. Alleviate grass pitch congestion / usage / increase numbers of adult/junior teams
- Prediction of anticipated hours per week? (eg. daytime / evening / weekend / Spring / Summer / Autumn / Winter)
- Analysis of bookings at other nearby Council facilities – ie. Meadowbank Sports Arena

Summary

- Available space and the limitations of current grass pitches at Cahore Playing Fields was the main issue – particularly weather issues and over reliance on grass pitches and unpredictability of availability for grass pitches that could result in planned activities being cancelled/postponed
- Indication that this proposed development would help them with aspiration of development of new activities and possible new youth teams being established.

6. Implications of not undertaking Proposal

What problems will arise if the proposal does not go ahead?

By not taking forward this proposal, it supports a status quo decision, which does not allow for maximising Council's current recreational assets for the wider benefit of all within the Draperstown area.

By not taking forward this proposed development, then this would not seek to target the analysis with the following papers:

- The Bridging the Gap – Active Places Research 2009, and its subsequent update in 2014, along with the Mid Ulster District Council Sports Facility Strategy 2018 evidence.

By not taking forward this proposal for leasing, it may make future facility development/enhancement unobtainable as due to current pressures on budgets and resources, Council may not be in a position to develop enhanced facilities that the local community desire – ie. floodlit 3G – should a future funding scheme become available, its likely Councils will be ineligible to apply and if one of the criteria for funding is for local clubs/groups to demonstrate ownership or long term tenure, should leasing not progress then there is a potential that future investment opportunities may be lost.

7. Alternatives/Describe the options available

What are the alternatives/options to undertaking the proposed development?

Council currently have Maghera Leisure Centre (approx. 7.2 miles and approx. 15 min drive) and the Meadowbank Sports Arena in Magherafelt (approx. 9.5 miles and approx. 20 min drive).

Potential for Displacement

The potential for this proposed leasing to local clubs, investment in upgrading 2 x grass pitches and the aspiration for the local club to leverage in investment for a future floodlit 3G to detract from other facilities (i.e., people/groups cease using other facilities in favour of the new facility) could be argued that it is low risk.

There are two elements of displacement to consider:

- (i) Displacement from other sports clubs in the area
- (ii) Displacement from similar facilities in the area

Considering the first element above, the proposed project here is an enhancement of existing facilities. There is a long history of sports club participation in the locality of Draperstown with well-established memberships that are invariably clearly defined according to home location. The proposed project is therefore not expected to cause movement of membership between clubs but rather allow for growth of each of the resident/anchor clubs with access to an improved facility.

Considering the second element above, whilst Maghera Leisure Centre has a floodlit 3G and Meadowbank Sports Arena has 3G provision, engagement and feedback with local clubs/groups suggest that they see Cahore Playing Fields as their only viable option. Use of the other facilities is predominately when the grass pitches are unplayable or when they are invited to the other locations by other teams to play matches.

8. Organisational Areas Affected

What staff, processes and systems will be affected by the proposed development?

- Staff engagement and facilitation of stakeholder engagement – can be derived via existing resources
- Infrastructure/databases/communication capabilities – can be derived via existing resources
- Working group, across departments, to ensure an integrated approach to deliver to meet the wider corporate targets for leisure and sport, health and wellbeing, community development, good relations

9. Risks

What risks are involved in implementing the proposal and how will they be managed?

- Project funding risks.
- Lack of clarity of roles/ responsibilities for the project.
- Failure to deliver address identified needs and deliver project objectives
- Stakeholder resistance to proposed development

10. Investment Costs

What is the summary of capital investment costs for the proposed development?

a) Staff

- N/A

b) Training

- N/A

c) Equipment, etc

- N/A

d) Other

- Indicative capital investment estimate of up to £55k for grass playing surface enhancements (pitch 2 and pitch 3). Initial release would be approx. £33.5k for pitch 3 only and the additional £21.5k would only be required to enhance the grass pitch 2 only if the local clubs bid for investment to construct a floodlit 3G is unsuccessful

Item	Amount
Rental costs (leasing with landlord)	- £7,072.65 per annum
Pavilion checks and associated works – statutory compliance, eg. Legionella, insurance, etc	- £3,000 per annum
Leasing of Pitch 1 and 2 Combined	£1,600 per annum
Leasing of Pitch 3	£1,000 per annum
Annual Keyholder agreement for Pavilion	£1,000 per annum
Total Cost to Operate	Approx £6,472.65 per annum

Estimated costs are summarised below for this option, aggregated over the next 5 years, based on the proposing leasing approach and releasing a budget of approx. £33.5k for works on pitch 3:

	Aggregated Expenditure	Aggregated Income
Works to Pitch 3	Approx £33.5k	
2022 - 2027	Approx £50.5k	£18k
Net Cost to Operate 2022-2027	£66k	

Estimated costs are summarised below for this option, aggregated over the next 5 years, based on the proposing leasing approach and releasing a budget of approx. £55k for works on pitch 2 and 3:

	Aggregated Expenditure	Aggregated Income
Works to Pitch 2 and 3	Approx £55k	
2022 - 2027	Approx £50.5k	£18k
Net Cost to Operate 2022-2027	£87.5k	

11. Running Costs

What are the costs to run this proposal as a service/system?

The above would be presented as indicative costs and subject to consideration and approval by Members and included within the Council's Capital Framework therefore at this stage indicative costs won't be completely established until a procurement process is carried out.

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 option 1 "do nothing" 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.

12. Payback/NPV (Net Present Value)

How and on what timescales will the projected costs be recouped as savings or benefits?

Whilst there would not be an immediate payback on the initial outlay of the investment for the strategy developed, it is anticipated that this proposed development comes at a time when an active lifestyle is recognised as vitally important in helping to reduce the incidence of a range of life-limiting diseases. It is anticipated that there will be non-monetary benefits with the development 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.

13. Timescales/Phasing

What are the timescales and deadlines for the proposed development?

It is estimated that if this business plan concept is approved, this will move forward as part of the overall leasing development which would anticipate be concluded within 6-9 months subject to agreement with both sets of legal parties. Investment in pitch 3 would be anticipated to be carried out within 6-9 months subject to Council approval, procurement and contractor timeframes.

In terms of the local clubs aspirations to seek to use their leasing to leverage in funding (should it become available) and seek to develop a floodlit 3G, it is not yet known what timescales could be attributed to this.

14. Conclusion

Proceed with option 2 as outlined above. 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 option 1 “do nothing” 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.

The project potentially delivers a range of benefits through provision of extended and new opportunities for participation in sport and physical activity for the community of Draperstown. These opportunities and the resultant benefits will be realised through a combination of facility provision and sports development programming.

15. Recommendations

Has the proposal been approved, rejected, deferred etc. and do any conditions apply?

Proceed with option 2 as outlined above.

<i>Developed by</i>	<i>Post</i>	<i>Date</i>
Kieran Gordon	Head of Leisure	06.10.2021
<i>Authorised by</i>	<i>Post</i>	<i>Date</i>
Anne-Marie Campbell	Director of Leisure and Outdoor Recreation	06.10.2021
Name of Assigned Project Manager		Date



Invitation for Expression of Interest from

Sports Clubs to lease Cahore Playing Fields

Mid Ulster District Council is inviting Expressions of Interest from any Sports Clubs who wish to lease a pitch(es) at Cahore Playing Fields, Draperstown for sporting purposes only.

Expressions of interest will only be accepted from fully constituted, not for profit sports clubs playing sports that are recognized by Sport NI, and which are located in the Mid Ulster District Council area.

The enclosed application form must be completed in full.

Expressions of interest are to be submitted in writing for the attention of the Business Support Manager, Leisure & Outdoor Recreation, Mid Ulster District Council, Cookstown Office, Burn Road, Cookstown, BT80 8DT or via email to leisure@midulstercouncil.org by **4pm on Tuesday 5th October 2021**.

Council is currently seeking expressions of interest only and there is no commitment on any party to move any proposal forward, and the Council may cease the process at any point. Any submissions are done so at the proposer's risk, and the Council will accept no responsibility for any expenses incurred.

Application Form:**Expression of Interest to lease designated land within Mid Ulster District Council.**

Organisation/Club Name	
Contact Name	
Position within Organisation/Club	
Address	
Postcode	
Telephone Number	
Email	

Details:

Mid Ulster District Council are currently seeking Expressions of Interest from any Sports Clubs who wish to lease a pitch(es) at Cahore Playing Fields, Draperstown for sporting purposes only.

Expressions of interest will only be accepted from fully constituted, not for profit sports clubs playing sports that are recognized by Sport NI, and which are located in the Mid Ulster District Council area.

Location & Description

The subject lands are located along the Cahore Road, less than a mile south of Draperstown village and less than 9 miles northwest of its nearest major town, Magherafelt. Surrounding land use is mainly agricultural with a small mix of single residential sites on the periphery of the village.

The Property is a community recreational centre which is currently occupied by Mid Ulster District Council by way of a 50 year lease which commenced 1st April 1994 and Land Registry confirmed that the entire folio measures 4.07 ha / 10.05715 acres which currently comprises two grass soccer pitches, one GAA grass pitch and a pavilion which was constructed in 2005 measures 212sqm (GEA).

The site is fully fenced and the floodlit carpark has provision for 66 cars.

Areas

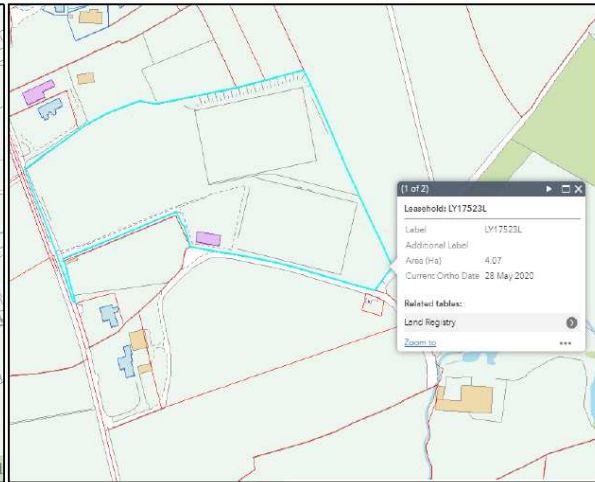
Maps and areas are enclosed for information purposes and each area are assumed to be correct as follows;

- Pitch 1 – 2.05 acres
- Pitch 2 - 2.08 acres
- Pitch 3 – 3.39 acres
- Pitch 1 and 2 combined – 4.54 acres
- Pavilion – 0.05 acres
- Overall site in total – 10.06 acres

Maps and Photographs



Location Map



Overview of folio as per LPS IMA



Overview of folio as per LPS IMA

Proposed Leasing Terms

Council will be guided by Land and Property Services for valuations of each of the above areas. It would be Council's intentions to enter into agreement(s) for a proposed 25 year term (with option to renew/extend).

In broad terms this would include a commitment for the sporting Club, collective or community organisation to:

- Carry out minor grounds and building maintenance (where relevant) for example pitch marking, grass cutting, ongoing maintenance, minor repairs, litter picking, inspections etc.
- General management of the site to ensure that members of the public, sporting organisations and clubs continue to use the facility to full capacity, to include opening and closing and ensuring all relevant health and safety arrangements are in place.
- Continue to permit members of the public to access the property for passive recreational pursuits save for areas provided for dedicated sporting or

community purposes.

- Management of bookings and events.
- Pavilion management (where relevant) to include opening and closing, upkeep of the fabric, cleaning and general management.
- Responsible for service charges such as water, electricity etc. (where relevant)
- Full ongoing inspections and maintenance of the lands (as determined by agreed boundary areas)
- Financial management of the various activities associated with the above.
- To arrange relevant insurance cover as specified by the Council (currently minimum of £5 million Public Liability Insurance – subject to review) and all necessary statutory approvals are in place and maintained.

The above list is not exhaustive and may be subject to change.

There is an on-site changing pavilion and while that is not currently subject to expressions of interest for leasing, there may be an opportunity for further discussions with Council on agreements for use subject to satisfactory agreement by all parties.

The enclosed application form must be completed in full.

Expressions of interest are to be submitted in writing for the attention of the Business Support Manager, Leisure & Outdoor Recreation, Mid Ulster District Council, Cookstown Office, Burn Road, Cookstown, BT80 8DT or via email to leisure@midulstercouncil.org by **4pm on Tuesday 5th October 2021**.

Council is currently seeking expressions of interest only and there is no commitment on any party to move any proposal forward, and the Council may cease the process at any point. Any submissions are done so at the proposer's risk, and the Council will accept no responsibility for any expenses incurred.

Please tick from the list below which area you are expressing an interest in:

Area	Tick
Pitch 1 (currently lined for soccer)	
Pitch 2 (currently lined for soccer)	
Pitch 3 (currently lined for GAA)	

Applicants must complete:

- Basic Eligibility
- Qualitative Assessment (100%)

For each of the sections below, please include your response and supporting details. The space provided under each section may be expanded to allow your submission to provide further details.

Where you feel it is appropriate to provide any further documents/supporting information, please make sure this is clearly labelled as per the criteria reference when submitting your return.

Stage 1: Basic eligibility criteria		
Criteria	Details to be evidenced	Office Use: Pass/Fail
1.1 Is a constituted group with not-for-profit objectives?	Details/evidence to be provided. May include for example, registered charity number,etc	
1.1 Applicant Response:		
1.2 Open membership?	Confirmation that the applicant is open to all to include non-participants, male, female, adults, children, people with disabilities and ethnic minorities.	
1.2 Applicant Response:		

1.3 Can meet financial obligations?	Can demonstrate they can demonstrate sustainability and carry out all the requirements to include ongoing rent, maintenance, insurance,etc and the financial model is demonstrated to be sustainable with evidence of income/grants,etc.	
1.3 Applicant Response:		
Insurances (public, building)?	Can demonstrate they can meet the specified insurance requirements.	
1.4 Applicant Response:		
Applicant is based in Mid Ulster District Council	Can demonstrate main participant base within the Mid Ulster District Council area.	
1.5 Applicant Response:		

Note for applicants: At evaluation stage, should the evaluation panel determine that an applicant's submission obtains a "fail" assessment for any of the above basic eligibility criteria, then the application will be automatically disqualified at this stage.

Note for applicants: At evaluation stage, should the evaluation panel determine that an applicant's submission obtain a "pass" assessment for all elements of the above eligibility criteria then the application will proceed to stage 2 assessment.

Where you feel it is appropriate to provide any further documents, supporting information, please make sure this is clearly labelled as per the criteria reference when submitting your return.

2.1 Applicant Response:

2.2: Capacity and willingness to share the facility with other community organisations	Proposals for proper upkeep of the physical environment. Examples of partnerships (past or expected), current and/or intended use of facilities by other groups, letters of support,etc	20%
2.2 Applicant Response:		
2.3: Viability and capacity to manage a community facility including financial capacity to meet operational costs and development commitments.	Financial standing and evidence of sustainability of potential lessee. A requirement to be registered with a governing body. Current key holder duties, evidence of operating and managing a sports facility, club accounts (past 3 years), policies etc. Proposals to manage the Land or Property Management Agreement. Past Performance/Track record of managing a club and its resources at community level.	15%
2.3 Applicant Response:		

2.4: Governance, and management structure, sports development.	Strategic/development plan, other evidence such as record of competition achievements, club history document, club minute book, Child Protection Policy, Constitution, Coaches/Player Code of Conduct, Equality Policy,etc	15%
2.4 Applicant Response:		
2.5: Social Value - Evidence that the grant of tenure will be in the public's interest and that the proposed activities will increase sport, recreation and/or community participation level.	A Development Plan for the leased areas to include: <ul style="list-style-type: none"> • Proposals on how the club will develop members/players numbers, teams and standard of leagues played in; • Current examples of working with target groups, strategic development plan, letter of support etc. • Proposals for increased participation of local communities • Access arrangements to be detailed for informal public uses. • Proposals which promote shared use and inclusivity and which demonstrate wider community benefit. 	20%
2.5 Applicant Response:		

Scoring Methodology:

To ensure consistency, the evaluation panel will mark the above sub-categories according to this scale:

Assessment	Score 0-5	Reasons to award this score based on evidence provided and against the criteria include
Unacceptable	0	<ul style="list-style-type: none"> ▪ The response fails to meet the methodology requirements ▪ There is a high risk that this applicant, in this sub category, could jeopardise the success of a project if awarded. ▪ No evidence provided against this sub category
Reservations	1	<ul style="list-style-type: none"> ▪ The response in this category is compliant, but with reservations. ▪ Weakness and/or risks in this methodology outweigh strengths.
Compliant	2	<ul style="list-style-type: none"> ▪ Compliant response in this sub category, but lacks sufficient detail to award a higher mark. ▪ Strengths in this methodology outweigh weaknesses.
Good	3	<ul style="list-style-type: none"> ▪ Indicates a convincing response in this sub category with no weaknesses. ▪ Methodology demonstrates that the applicant will provide a good quality service.
Very Good	4	<ul style="list-style-type: none"> ▪ Indicates a very good response in this category with no weaknesses. ▪ Methodology demonstrates that the applicant will provide very good quality service.
Excellent	5	<ul style="list-style-type: none"> ▪ Indicates an excellent methodology with no weaknesses. ▪ Methodology demonstrates that this applicant will provide an outstanding service.

Please sign your completed application

I confirm that the information I have given on this application form is accurate and complete. I confirm that I have the authority on behalf of my organisation/club to complete and submit this application. I understand that Council is currently seeking expressions of interest only and there is no commitment on any party to move any proposal forward, and the Council may cease the process at any point. I understand that any submissions are done so at the proposer's risk, and the Council will accept no responsibility for any expenses incurred.

I acknowledge that if I give misleading or inaccurate statements on behalf of my organisation/club, this application may then be disqualified.

Signature	
Print Name	
Position within Organisation/Club	
Date	