

**LEISURE & DEVELOPMENT COMMITTEE MEETING  
TUESDAY 11 SEPTEMBER 2018**

**Table of Recommendations**

<b>No</b>	<b>Item</b>	<b>Summary of key Recommendations</b>
<b>3</b>	Minutes of meeting held Tuesday 14 August 2018	<b>Confirmed</b>
<b>4</b>	Presentation – Development of Taste of Causeway	<b>Received</b>
<b>5</b>	Good Relations Strategy	<b>Approve</b>
<b>6</b>	Ballysally Youth and Community Centre – Outline Business Case	<b>Acquire Ownership</b>  <b>Proceed with Option 2 Basic Refurbishment</b>
<b>7</b>	PEACE IV – TOR for Cross-Border Children & Young People Tender	<b>Approve subject to having a balance of population from each legacy Council area and for timescale being amended</b>
<b>8</b>	Magheracross Walking Trailhead and Scenic Viewpoint	<b>Approve</b>
<b>9</b>	Capital Grants Programme - Grant Decisions	<b>Defer decision to full Council Meeting</b>
<b>10</b>	Good Relations Let's Talk Event	<b>Information</b>
<b>11</b>	Community & Culture 2017-18 Annual Review of Business Plan	<b>Information</b>

<b>12</b>	Matters for Reporting to Partnership Panel	<b><i>Nil</i></b>
<b>13</b>	Correspondence	<b><i>Nil</i></b>
<b>14</b>	Consultations	<b><i>Nil</i></b>
<b>15</b>	Notice of Motion Proposed by Councillor Stevenson, seconded by Alderman Campbell  Abrv ...support establishment of more effective North West Roads Corridor...	<b><i>Proposed, no seconder</i></b>
<b>16</b>	Garvagh Forest Trails Development Tender Report	<b><i>Approve</i></b>
<b>17</b>	Holiday and Leisure Parks Potential 'CoCo' Operating Model	<b><i>Information</i></b>
<b>18</b>	Upgrade of Carparks Phase 3 – Dunluce Avenue Carpark	<b><i>Approved</i></b>
<b>19</b>	Any Other Relevant Business Notified in Accordance with Standing Order 12 (o) <ul style="list-style-type: none"> <li>• LED Christmas light curtain, for Market Street, Limavady</li> </ul>	<b><i>Update on costs to be provided at full Council Meeting</i></b>

**MINUTES OF THE PROCEEDINGS OF THE MEETING OF  
THE LEISURE AND DEVELOPMENT COMMITTEE  
IN CIVIC HEADQUARTERS, COLERAINE ON  
TUESDAY 11 SEPTEMBER 2018 AT 7:00 PM**

**In the Chair:** Councillor Holmes

**Members Present:** Alderman Hillis and Robinson  
Councillors Baird, Callan, Clarke, Deighan,  
Douglas, Duddy, Knight-McQuillan, MA McKillop  
and Mulholland A

**Non Committee  
Members Present:** Councillor Stevenson

**Officers Present:** R Baker, Director of Leisure and Development  
P Beattie, Head of Prosperity & Place  
P Thompson, Head of Tourism & Recreation  
W McCullough, Head of Sport & Wellbeing  
J Gray, Strategic Programme & Projects Manager  
J Walsh, Head of Community & Culture  
P O'Brian, Funding Unit Manager  
P Harkin, Good Relations Manager  
L Scullion, Community Development Manager  
P Caldwell, Capital Projects Manager  
T Vauls, Car Park Officer/Manager  
S J Goldring, Peace IV Co-ordinator  
H Clarke, Project Manager, The Open  
E McCaul, Committee & Member Services Officer

**In Attendance:** Press (1 no)

**1. APOLOGIES**

Apologies were recorded from Councillors McCandless and Nicholl

**2. DECLARATIONS OF INTEREST**

Declarations of Interest were recorded as follows:

- Councillor A Mulholland, Item 5, Good Relations Strategy, Consultee on Building Resources
- Alderman Robinson, Item 9, Capital Grant Decisions

### **3. MINUTES OF MEETING HELD TUESDAY 14 AUGUST 2018**

The Chair advised the Minutes of the above meeting were adopted at the 28 August 2018 Council Meeting.

### **4. PRESENTATION – DEVELOPMENT OF ‘TASTE CAUSEWAY’**

The Chair welcomed Sharon Scott, from Place Solutions to the meeting.

The Committee was advised that the project goal was to develop a branded digital platform for local businesses involved in the food and drink supply chain to drive sales growth in key target markets and act as one stop shop for dissemination of information on commercial opportunities and business support.

Ms Scott outlined that considerable work had been carried out over the past year on the collaborative growth programme for development of ‘Taste Causeway.’

The Committee were advised that within the local food and drink sector, there was 126 food and drink producers, 46 restaurants, 61 cafes, 48 retailers, 9 distributors/wholesalers, 1 regular market, 12 food related events and 4 food related tours and activities.

The potential market opportunities within the sector included distribution agreements to supply local food produce to local hospitality; retail opportunities; proposed creative hub in Bushmills, branded hamper to service retail hospitality and business markets, collaboration with Food NI and Republic of Ireland distribution opportunities.

The Committee was informed of the project primary and secondary objectives. On the way forward, £168,000 funding had been secured from Invest NI over 3 years, Council currently provides £22,000 annually and funding was actively been sought from private sector sponsorship and Taste Causeway Festival planned for November 2018.

The Taste of Causeway project was welcomed by Members.

- \* Ms Scott left the meeting at 7:40 pm.
- \* Councillor A Mulholland left the meeting at 7:40 pm.

### **5. GOOD RELATIONS STRATEGY**

The Leisure and Development received a report previous circulated, the purpose of which was to present the Good Relations Strategy 2018 – 23

for approval following an additional 8 week consultation on the draft strategy.

The draft Good Relations Strategy 2018-23 and action plan was presented to Council on 12 June 2018. In accordance with Council's policy development process, an additional eight week consultation period was then completed, with deadline for responses being Friday 24 August 2018.

The strategy was screened in accordance with Council's Equality Scheme. The strategy and action plan aim to promote better relationships between people from different political, religious/faith and ethnic backgrounds. In respect of all the Section 75 equality categories and/or good relations or disability equality duties, the strategy was deemed to have no adverse/negative impacts and therefore should be screened out. No responses were received from any Section 75 specific groups.

Council received one response to the strategy, with the respondent being welcomed as a positive opportunity for those within the Borough to engage in Good Relations.

**It is recommended** – that Council approve the Good Relations Strategy for 2018-23 and that the action plan will be reviewed on an annual basis to meet the needs of local communities. Following final approval, the strategy will then be published, implemented and monitored.

A Member agreed to forward a letter received from a resident who was unhappy that the estate in which the family home was situated had been classed as being a deprived or paramilitary area. It was highlighted that people took pride in their homes and estates should not be stereotyped.

It was also stressed that for the Limavady area, where flags and painting of kerbs had been objected to during the marching season, statements in the press did not help improve good relations.

Proposed by Councillor Baird  
Seconded by Councillor McKillop M A and

**AGREED** – to recommend that Council approve the Good Relations Strategy for 2018-23 and that the action plan will be reviewed on an annual basis to meet the needs of local communities. Following final approval, the strategy will then be published, implemented and monitored.

The Chair put the proposal to the Committee to vote, 6 for 0 against and 0 abstentions. The Chair declared the proposal carried.

\* Councillor A Mulholland re-joined the meeting at 7:55 pm.

## **6. BALLYSALLY YOUTH AND COMMUNITIES CENTRE – OUTLINE BUSINESS CASE**

The Leisure and Development Committee received a report previously circulated to present the Outline Business Case (OBC) in relation to Ballysally Youth & Community Centre and to seek Council approval to acquire ownership of Ballysally Youth & Community Centre from the Education Authority and to see Council agreement on the preferred option in the OBC.

Ballysally Youth & Community Centre was built in 1980 as a joint project between NEELB and Coleraine Borough Council. The Centre was managed by the Council with a contribution towards operating costs provided by Education Authority (EA).

The Education Authority now wishes to transfer ownership of the building to Council, having already ended contributions towards operating costs in June 2017.

A Strategic Outline Case (SOC) was prepared and taken to Council in October 2017 and Council agreed to proceed to develop an Outline Business Case that would explore in detail the options identified in the SOC and identify a preferred option that would allow Council to make a decision about acquiring ownership of the building from the Education Authority.

The full Outline Business Case, with appendices were circulated.

The options identified in the SOC and considered in detail at OBC stage are as follows:

- 1 Maintain the Status Quo
- 2 Basic refurbishment of existing building
- 3 Enhanced refurbishment of building to offer customised provision
- 4 Small scale new build facility
- 5 Large scale new build facility
- 6 New build facility (large scale) at a new location

Extensive consultation was undertaken in preparation of OBC, building upon earlier consultation that was carried out for preparation of the SOC.

Method included meetings with key stakeholders, public consultation workshops and drop in sessions, plus online and hard copy questionnaires.

The consultation exercises highlighted a strong level of support for Ballysally Youth & Community Centre, with high satisfaction levels reports by centre users and staff. The strong recommendation from the consultation identified renovation of existing facility as preferred development options with a strong resistance to reduction in scale of the facilities.

The report set out analysis of need in relation to area profile. It also detailed how the options had been considered.

The recommendation in OBC was to accept Option 2 as the allowed continuity of facilities and services; the current building would be weather proofed and fit for purpose; stakeholder buy in via the consultation; non-monetary benefits are high – meeting all Council's 7 Standards from Strategic Framework for Community Centre provision; cost are much lower than Option 5 New Build and the project has a low risk.

It was noted that an Equality Screening exercise had been carried out for the project and the preferred option identified in the OBC would have no adverse impact on any Section 75 groupings.

### **Recommendation**

- i. Acquire ownership of Ballysally Youth & Community Centre from the Education Authority.
- ii. Accept the recommendation of the Outline Business Case to proceed with Option 2: Basic Refurbishment, at an estimated cost of £50,000 to be expended over the next 3 years.

Proposed by Councillor Duddy

Seconded by Councillor Clarke and

**AGREED** – to recommend that Council

- i. Acquire ownership of Ballysally Youth & Community Centre from the Education Authority.
- ii. Accept the recommendation of the Outline Business Case to proceed with Option 2: Basic Refurbishment, at an estimated cost of £50,000 to be expended over the next 3 years.

The Chair put the motion to the Committee to vote, 9 Members voted for, 0 voted against and 3 abstained from the vote. The Chair declared the motion carried.

## 7. PEACE IV UPDATE

The Leisure and Development considered a report previously circulated to request Member's approval of the content of two PEACE IV Project Tender documents attached to the report.

Following a rebid that was submitted to SEUPB in March 2018, Council received approval for further monies to deliver two additional projects in line with the objectives and outcomes of the PEACE IV Local Action Plan.

£109,784.66 has been approved under Children & Young People which will be invested into a Creative Arts Programme "Common Expressions" The project will explore digital art and the creative arts industry for 100 young people from within the Council area.

A Cross Border Programme valued at £142,477.59 has also received approve under the rebid process. This Programme seeks to recruit 200 participants from across the Borough under a range of interest groups to engage in best practice exchanges on a cross border basis.

These additional projects result in a total of £3,800,393 of funding delivered by March 2020 by Council on behalf of the Peace IV Partnership.

**It is recommended** – that Council approve the content of the two PEACE IV Tender documents circulated to be delivered via Public Procurement.

Proposed by Councillor Clarke  
Seconded by Councillor Duddy

**AGREED** – to recommend that Council approve the content of the two PEACE IV Tender documents circulated to be delivered via Public Procurement ***subject to having a balance of population from each legacy Council area and for the timescale at Annex A being amended.***

The Chair put the amendment to the Committee to vote, 6 Members voted for, 5 Members voted against and 1 Member abstained.

The Chair declared the amendment carried.

## 8. MAGHERACROSS WALKING TRAILHEAD AND SCENIC VIEWPOINT

The Leisure and Development Committee received a report previously circulated to outline a proposed coastal walking trailhead and scenic viewpoint at Magheracross, Dunluce Road A2 (circa Dunluce Castle) and seek Members' approval to advance the project to Stage 1 of the Council's Capital Investment process (scoping, feasibility and OBC)

In April 2018 Council Officers presented on the future development approach for the Causeway Coast Way, the 33 mile coastal walking trail connecting Portstewart and Ballycastle. Members' approval was given to pursue the strategic direction outlined in the Blueprint for the Causeway Coast Way and deliver, where possible, recommended interventions detailed.

Council Officers have been working with the Rural Development Programme team to identify early win projects in the fulfilment of the strategic vision for the Causeway Coast Way.

Officers propose to hold a workshop on Thursday 4 of October 2018 to discuss the proposed detail of this project and a number of possible projects that could advance the strategic objectives for the Causeway Coast Way Blueprint.

An expression of interest has been lodged with the Rural Development Programme's Strategic Tourism Scheme to potentially avail of up to £500,000 capital funding based on a 75% contribution to costs. In conjunction with the Funding Unit the Tourism and Recreation Team and Infrastructure Team will look for additional funding avenues.

The report detailed possible works that might be carried out and subject to Members approval, Officers would propose to compile a conceptual design and project feasibility with a view to bringing this back to the Leisure and Development Committee for consideration.

**Recommendation** – that the Leisure and Development Committee is asked to approve the advancement of the Magheracross / Causeway Coast Way project to Stage 1 of the Council's Capital Investment Process.

Proposed by Councillor Duddy  
Seconded by Councillor Clarke and

**AGREED** – to recommend that Council approve the advancement of the Magheracross / Causeway Coast Way project to Stage 1 of the Council's Capital Investment Process.

The Chair put the motion to the Committee to vote, which was carried unanimously.

- \* Having previously declared an interest, Alderman Robinson left the meeting at 8.30 pm.

## 9. CAPITAL GRANTS PROGRAMME GRANT DECISIONS

The Leisure and Development considered a report to recommend grant decisions for the Capital Grants Programme 2018-19.

In November 2017 Council agreed that both a Large Capital Grant Programme and a Minor Capital Grant programme would operate in 2018-19 with a combined budget of £750k. No budget breakdown between the two programmes was agreed.

Four grant information roadshows were held in December 2017 and information, guidance and support was provided to potential applicants.

### ***Large Capital Grants Applications***

The Capital Grants Fund is available to local sports and community organisations who wish to request support towards the development of new, or the enhancement of existing facilities to meet unmet need. It seeks to support external infrastructure projects that are aligned to Council's aims and objectives and that require additional capital funding to achieve completion.

As with the process agreed for the 2017 – 18 round, the **Large Capital grant** programme was launched with two stages:

**Stage 1:** Pre-application discussions and submission of an expression of interest (submission deadline was 14 March 2018).

**Stage 2:** Submission of Outline Business Case from successful Expressions of Interest (deadline for submission is notified as 27 July 2018).

A positive decision on eligibility and invitation to submit a business case is not a guarantee of an award of grant.

Scale of Project	Max Award%	Max Award Value
£30,000 - £100,000	80%	£80,000
£100,001 - £200,000	60%	£120,000

£200,001 - over	50%	£500,000
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Nine expressions of interest were received before the 14 March 2018 deadline. The Grant Assessment Panel of relevant officers assessed the Expressions of Interest against the advertised eligibility criteria and six out of the nine were shortlisted.

Given the scale of the total amount requested by eligible schemes at circa £1.3m versus the available budget of £750,000, combined with the requests through the Minor Capital Grants Programme it is clear that a number of options need to be considered:

- Reduce the scale of the projects via the consideration of lower cost options in the OBCs,
- Reduce the number of projects by only funding those with the greatest strategic relevance to Council's policies,
- Carry forward this year's applications to business case stage and use some/all of next year's budget to fund any projects that score highly in the final assessment process; or
- A combination of the above.

It would be wasteful of the applicant's (mostly volunteer) resources for Council to commission business cases for all these projects while knowing that their total value almost doubles the available budget.

### ***Minor Capital Grants Applications***

The Minor Capital Grant Fund will offer support to the Community and Voluntary Sector within the Causeway Coast and Glens Borough Council area, to develop and improve the infrastructure of community premises. Financial assistance of between £5,000 and £30,000 is available to make small scale improvements to existing community owned premises. The project aims to assist organisations providing facilities for community use to become self-sustaining and offer enhanced community services.

The Minor Capital Grant programme was managed via a one stage process with applicants submitting a short business case using a template supplied by Council. The closing date for completed business cases was 30 March 2018. Awards via the Minor Capital Grants Programme are available between £5,000 and £30,000 (excluding VAT) at a maximum of 75% of eligible project costs.

Six business cases were received in advance of the 30 March 2018 closing date.

Applicants were first assessed against the eligibility criteria and following assessment officers recommended four out of the six businesses cases were shortlisted.

**It is recommended that** Members consider the following:

**General**

- Actively seek the most affordable solutions for all projects, focused on addressing current need not aspirations.
- Make conditional offers of award to Minor Capital Grants projects that surpass the scoring threshold and apply cost reduction measures where possible.
- Reject the Large Capital Grant applications that have not demonstrated eligibility.
- Progress eligible Large Capital Grant applications but use the business case process to address affordability issues.
- Close the capital grants programmes to applications for 2019-20 and use any budget availability in that year to fund the schemes from the 2018-19 applications that pass the assessment process.

**Large Capital Grants Programme:**

**It is recommended that** Council approve the 6 successful expressions of Interest and invite each to progress to stage 2 and submit their Outline Business Cases for assessment against the agreed criteria:

<b>Applicant</b>	<b>Advice re OBC development re budget pressures</b>
All Applicants	Programme budget is over-subscribed and all applicants must use the business case process to explore lower cost options or identify other sources of funding for the proposed project:
Corrymeela Community	Explore engineering solutions that could minimise cost.
Coleraine FC	Consider the club's current financial position with a view to a reduced % request to Council.  Consider the installation of a hybrid rather than a 3G pitch.
Derry GAA	Consider an option of pitch upgrades only with the installation of flood lighting when budgets allow or at a 100% cost to the applicant.
Limavady Community Development Initiative	Consider the lower cost option with no outdoor covered area.

Glens Youth Club	Consider the upgrade of existing changing rooms rather than the construction of new.
St Canices GAC	Consider the construction of a toilet block rather than a new changing pavilion to reflect the mostly training use of the site and the spare capacity in nearby changing facilities.

**Minor Capital Grants Programme:**

**It is recommended that** Council approve the shortlisting of the 4 applicant organisations and the offer of awards as follows:

<b>Applicant</b>	<b>Award Amount</b>	<b>Note:</b>
Limavady Recreation Grounds	£9,500	Subject to a competitive procurement process.
Ballymoney Bowling Club	Up to £25k	Conditional on: <ul style="list-style-type: none"> <li>- Exploring lower cost lighting solutions.</li> <li>- Ramp only funded if club invests in disability equipment that Council would fund at up to 75% up to the £25k total max.</li> </ul>
Ballybrakes Community Indoor Bowling Club	£15,052	75% of the £22,070 cost of lighting upgrade only.
Milburn Community Association	£10,468.17	75% of the overall project costs with Millburn using their own resources as match funding for the kitchen equipment.

Officers responded to a number of queries as to why some applicants had failed to meet the criteria.

A Member highlighted that many of the applicants were not inclusive to all sides of the community and that there was a need to be consistent in assessing applications against criteria. This prompted a response from a Member who said this was factually untrue.

The Funding Unit Manager pointed out that Officers was consistent in assessing criteria, along with the applicants proposed activities. She suggested that criteria would be discussed at a Funding Grant Workshop being held on 17 October 2018.

The capital grant applications and recommendations were discussed at length.

- \* A recess was held from 9:15 pm – 9:27 pm.

Proposed by Councillor Duddy  
Seconded by Councillor Clarke and

**AGREED** - that decision on the Capital Grants Programme be deferred to the full Council meeting on 25 September 2018.

The Chair put the motion to the Committee to vote, 8 Members voted for and 0 against. The Chair declared the motion to defer decision on the Capital Grants Programme carried.

- \* Alderman Robinson re-joined the meeting at 9:30 pm.

#### **10. GOOD RELATIONS LET'S TALK EVENT**

An information report was circulated to the Leisure and Development Committee to request participation from elected representatives from all parties and independent's in Council's annual Let's Talk event which is included as part of its Good Relations Plan.

The Let's Talk local democracy event will once again be hosted by BBC's Mark Carruthers and take place in the Lodge Hotel on Tuesday 9 October 2018 from 9:30 am – 2.30 pm.

The event will provide an opportunity for young people to discuss issues of importance and engage with Members as political leaders in a meaningful way.

To ensure broad representation from Council, it is requested that each party nominate two members to participate in the event. Names of those nominated to be forwarded to Good Relations Officer by Friday 21 September 2018.

The information report was **NOTED**.

#### **11. COMMUNITY & CULTURE 2017-18 ANNUAL REVIEW OF BUSINESS PLAN**

The Leisure and Development Committee received an information report to provide Council with an overview of performance against targets set out within the Business Plan for 2017-18 period.

The Community & Culture Service area, established in 2015, is comprised of Community Development & Tackling Deprivation, Good Relations, Policing & Community Safety Partnership, Peace IV, and Culture, Arts & Heritage services, which includes cultural venues (Museums & Arts Centres) and cultural outreach/engagement.

The net budget for 2017/18 was £1,664,209, with additional income secured of £1,856,906 through income generation, EU grant programmes, match funding from departmental programmes (NIPB/DOJ, DfC, The Executive Office) and charitable trusts/funders.

The vision for the service area is twofold and includes:

*‘To address local issues associated with disadvantage, social exclusion, good relations, community safety and the reduction of crime.  
To enhance the well-being and increase the prosperity of citizens, communities and visitors by enabling access to and an understanding of culture, arts and heritage.’*

### **2017 -2018 Headline performance against targets**

The operational budget for the service was £1,664,209. The final operating expenditure for 17/18 showed final expenditure at £1,628,208. Income, including grant income equated to an additional £1,304,661 to the service.

112 performance targets had been set in 17/18 for the Community & Culture service area. The table below demonstrates levels of attainment against the performance targets set within the business plan and shows the variance from 16/17 annual report findings.

<b>Levels of attainment</b>	<b>2017-2018</b>	<b>2016-2017</b>	<b>Variance</b>
0-50% - not achieved	10%	12%	-2%
51-80% - partially achieved	8%	13%	-5%
81-100% - achieved	82%	75%	+7%

Details of the performance report are contained within Annex A circulated.

A number of the service area's specific achievements were highlighted within Cultural Services, Policing & Community Safety Partnership, Peace IV Local Action Plan; Community Development and Good Relations.

The information report was **NOTED**.

## **12. MATTERS FOR REPORTING TO PARTNERSHIP PANEL**

There was no matters to report to the Partnership Panel.

## **13. CORRESPONDENCE**

Nil

## **14. CONSULTATIONS**

Nil

## **15. NOTICE OF MOTION PROPOSED BY COUNCILLOR STEVENSON, SECONDED BY ALDERMAN CAMPBELL**

Councillor Stevenson proposed the following Notice of Motion:

*'That this council affirms its view to support the establishment of a more effective North West Roads Corridor linking Belfast to Londonderry, including substantive dualling of the entire route.*

*That is strongly lobbies those with authority to progress any agreed scheme, be it partial or entire, and to pursue any available outside monies for it with immediate effect.*

*In doing so council not only recognises the travel benefit to residents of the borough but the strong potential for economic growth, not least in terms of tourism, across the entire region.'*

Councillor Stevenson spoke in support of the motion.

There was no seconder for the Notice of Motion.

### **MOTION TO PROCEED 'IN COMMITTEE'**

Proposed by Councillor A Mulholland  
Seconded by Councillor Deighan and

**AGREED** – that Committee conduct the remainder of the business 'In Committee'.

\* Press left the meeting at 10:05 pm.

## 16. GARVAGH FOREST TRAILS DEVELOPMENT TENDER REPORT

The Leisure and Development Committee received a confidential report requesting permission to progress the Garvagh Forest Trails Development to Stage 3 of the Capital Programme Management System (Appointment of a Contractor and Construction of the Works).

The report set out background details and funding for the project from Council's Capital Works; Sport NI Everybody Active 2020, Landfill Community Fund and DAERA.

The Committee were advised that elements of the project tendered for as part of a 13 kilometre multi-use and cycling trails at Garvagh Forest, which would enhance the existing walking product through the extension of walking trails for a further 5 kilometres and the inclusion of mountain cycle trails:

Key elements include:

- Site clearance
- Trail construction and
- Site improvements/car park extension/trail head interpretation and date collection.

The Council's infrastructure Team have completed the procurement process and the Tender Report was circulated for consideration.

It was anticipated that the cost for maintenance per year could range from £26,000 to £32,500.

With Elected Members approval, Council Officials will complete on the procurement with the preferred contractor and implement and complete on the delivery of the project.

**It is recommended** - that Members consider the above and approve progression of this project to Stage 3 of the Capital Programme Management System and appoint Euro Services Ltd, at a tender figure of £660,228. Since securing the additional from DAERA, Council's contribution is now reduced to a maximum of £100,000.

It was confirmed that the pathways within the forest would be for multiuse and that the Bann Wheelers would be trail wardens.

Officers were congratulated on acquiring funding for the development.

Proposed by Councillor Knight-McQuillan  
Seconded by Councillor Duddy and

**AGREED** – to recommend to Council approve progression of this project to Stage 3 of the Capital Programme Management System and appoint Euro Services Ltd, at a tender figure of £660,228. Since securing the additional from DAERA, Council's contribution is now reduced to a maximum of £100,000.

The Chair put the motion to the Committee to vote, which was carried unanimously.

## **17. HOLIDAY AND LEISURE PARKS POTENTIAL “CoCo” OPERATING MODEL**

The Leisure and Development Committee received a confidential report to inform Members of the results of research into the potential to operate Council's Holiday and Leisure Parks as a Council owned Company (CoCo) / Arm's Length Body (ALB).

Council is currently considering options for operating models for its leisure centres with the strategic aim of improving service while at the same time reducing the subvention paid for the provision of the service.

A Council owned Company or CoCo model provides advantages in terms of tax efficiency that can increase net income by more than 15% in certain circumstances and also provide a vehicle for positive reform and harmonisation of staff terms and conditions.

On foot of this work, Members directed officers to investigate if there were potential benefits of introducing a similar CoCo or other alternative operational model into the Holiday and Leisure Parks operations and report back to September 2018 Leisure and Development Committee.

PwC were commissioned to provide an advice note in relation to the potential to operate Council's Holiday and Leisure Parks as a CoCo / ALB and were provided with the relevant Holiday and Leisure Park financial information.

In summary, the putting in place of an Arm's Length Body (ALB) / CoCo for Council's Holiday and Leisure Parks does not change the VAT position - VAT would still be chargeable in both Council and CoCo / ALB options and as a consequence of that, the VAT incurred on works of refurbishment / maintenance would also be recoverable.

It is further the case that Council is not usually a direct tax paying body, whereas an entity such as a CoCo would usually not have that exemption from taxation. It would therefore follow that where the CoCo made profits, such profits would be deemed to be subject to direct taxation in the form of Corporation Tax.

Accordingly, because Council Holiday and Leisure Parks are profitable, a CoCo / ALB operating model would be much less tax efficient than current operations and is not recommended.

PwC also looked at whether they could identify any other vehicle which would be more tax efficient but have not been able to identify a more tax efficient model than retention within Council.

The information report was **NOTED**.

#### **18. UPGRADE OF CARPARKS PHASE 3 – DUNLUCE AVENUE CARPARK**

The Leisure and Development Committee received a confidential report to request permission to progress upgrade of Dunluce Avenue car park to Stage 3 of the Capital Programme Management System (Appointment of a Contractor and Construction of the Works).

Members will note that this matter would normally be considered by the Environmental Services Committee, however, based upon the need to provide a parking facility that adheres to the traffic and transport plan for the Open Golf Championship, time demands necessitate that this project be accelerated accordingly.

In February 2018, Members of the Environmental Services Committee were presented with a report, which recommended progressing with Phase 3 of Councils Car Parks Planned Maintenance Schedule. Following Members approval, further investigatory works were carried out to establish priorities and the extent of repairs possible whilst working within a budget of £300,000, which has been allocated within the Capital Programme.

The car park at Dunluce Avenue, Portrush, which is in need of significant upgrade works was identified as the top priority for car parks planned maintenance.

The challenges to facilitate traffic, transport and parking for the 148 Open Golf Championship is beyond the scale of any previous event hosted in

the Borough. Accommodating the course spectator capacity requires a comprehensive traffic, transport and parking solution.

Following extensive site evaluation, Dunluce Avenue Car Park is the preferred Coach park and West Bay is now designated to accommodate minibuses.

The outline design proposals prepared at Stage 1 and 2 have now been developed to provide comprehensive detailed designs and specifications to allow procurement of the refurbishment works to Dunluce Avenue Car Park.

The designs were therefore developed to incorporate the following options:

- Option 1 – Car Park refurbishment and incorporating the provision for the car park to be used periodically for coach parking during major events
- Option 2 – Car Park refurbishment for car parking only.

A Single Stage Tender Process was conducted, whereby a combined PQQ and ITT Package (Prequalification and Invitation to Tender) were issued to companies responding to tender advertisements within the Belfast Telegraph, The Chronicles, and the council website. Nine Companies returned the combined PQQ and ITT submission.

Following a tender evaluation process the most economically advantageous tenderer has been identified as follows:

Option 1: FP McCann Ltd in the tendered sum of £291,429.32 (excl. VAT).

Option 2: FP McCann Ltd in the tendered sum of £268,884.81 (excl. VAT).

Subject to Members approval to proceed to Stage 3 (and receipt of relevant Statutory Approvals), the works are programmed to commence in October 2018 with completion no later than March 2019.

To facilitate the works it will be necessary to close Dunluce Avenue Carpark to the public. Alternative parking will be available at Sandhill Drive and East Strand Carparks.

Further communication will be scheduled with businesses and facilities in the locality before the works commence.

The Department for Communities is supportive of the Dunluce car park improvement project and will provide grant funding to cover the costs associated with the changes required to make the car park suitable for coach parking for The Open and other major events. A letter of offer will be issued to Council when the Department has received confirmation of the precise costs from its procurement advisors, Central Procurement Directorate.

**It is recommended** - that Members consider and approve progression of this project to Stage 3 of the Capital Programme Management System and appoint FP McCann Ltd to carry out Option 1 in the tendered sum of £292,429.32 (excl VAT).

This option being subject to external grant funding to cover the extra over cost, which will facilitate both routine car parking and coach parking during major events.

The Car Park Officer/Manager explained that around 50% of the hedging around the car park would be retained and that colourful planters would be put in place to help the ambiance of the area.

Alderman Hillis voiced concern at having a “scorched earth” policy and said that although the golf tournament was important, life would go on after the event had passed.

Councillor Clarke proposed that the Committee agree to the recommendation.

Proposed by Alderman Hillis  
Seconded by Councillor Baird

**Amendment** – support the recommendation in principle but to recommend that it was importance to retain the hedge way and to have it detailed on what vegetation was to be removed before taking any vote, with the decision being deferred to the full Council meeting on 25 September 2018.

Councillor Duddy seconded Councillor Clarke’s proposal.

- **to recommend that Council** approve the progression of the project to Stage 3 of the Capital Programme Management System and appoint FP McCann Ltd to carry out Option 1 in the tendered sum of £292,429.32 (excl VAT).

\* Councillor Baird left the meeting at 10:30 pm.

The Chair put the amendment to the Committee to vote, with 4 Members voting for, 5 against and 2 abstentions. The Chair declared the amendment lost.

The Chair put the substantive motion to the Committee to vote, with 7 Members voting for and 4 against. The Chair declared the motion carried.

\* Councillors McKillop M A and Mulholland A left the meeting at 10:40 pm.

**19. ANY OTHER RELEVANT BUSINESS NOTIFIED IN ACCORDANCE WITH STANDING ORDER 12. (O)**

In accordance with Standing Order 12. (O) Alderman Robinson gave notice of the following:

*Can the Chief Executive and/or relevant Director give an assurance that the new LED Christmas light curtain will be erected for Christmas 2018 on Market Street, Limavady?*

Officers responded that the Revitalise Scheme was on-going in Market Street and that 7 premises were in process of having their facade replaced. The costs to erect the lighting curtain would be in region of £6,000.

It was **AGREED** that a breakdown of the costs would be detailed at the full Council Meeting.

The response was **NOTED**.

**MOTION TO PROCEED 'IN PUBLIC**

Proposed by Councillor Knight-McQuillan  
Seconded by Councillor Duddy and

**AGREED** – that the Committee conduct the remainder of the business 'In Public'.

There being no further business the Chair thanked everyone for their attendance and the meeting concluded at 10:50 pm.

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Chair