

Ballycastle Sport and Leisure Facility Update	9th January 2018
To: The Leisure and Development Committee For Information	

Linkage to Council Strategy (2015-19)	
Strategic Theme	Resilient, healthy & engaged communities
Outcome	Citizens will have access to Council recreational facilities and protected natural environments which help them to develop their physical, emotional and cognitive health
Lead Officer	Head of Sport & Wellbeing
Cost: (If applicable)	Indicative investment decision of £2.3m (subject to FBC)

The purpose of this report is to present Councillors with an update in relation to the leisure facility proposals for Ballycastle.

Background

Officers have sought direction from, and updated Councillors on this project on a number of occasions since March 2016 as detailed below:

- March 2016: Department of Education presentation on the shared campus project.
- October 2016: Information paper to Leisure & Development Committee.
- November 2016: Information paper to Leisure & Development Committee, reviewing the business case prepared by the Moyle legacy Council.
- February 2017: Information paper to Leisure & Development Committee, updating on progress with Ballycastle and Coleraine leisure projects.
- April 2017: Councillor Workshop focusing on the Ballycastle and Coleraine leisure projects.
- June 2017: Information paper to the Leisure & Development Committee.
- June 2017: Councillor Workshop to review the draft OBC.
- June 2017: 3 copies of Draft OBC left for Councillor's review in the Council library.
- July 2017: Councillor Site Meeting with school principals and pupils.
- August 2017: Approval of an OBC for an estimated £2.3m investment into the new sports facilities (estimated value £6.5m) at the new shared school campus to realise community access to:
 - 3 synthetic, flood lit sports pitches.
 - 4 court sports hall.
 - Associated changing and ancillary facilities.

Facility Needs Assessment

In addition to the anticipated facility provision at the shared school campus it is recommended that Ballycastle has a need for community access to a range of other new or improved sports facilities including:

- Community swimming pool, wet play and health suite.
- Studio and meeting space of various sizes (and associated storage).
- Gym.

Progress with the Shared School Campus

The technical department within the Department of Education (DE) have supported the following activities:

- Exemplar design to be further developed by an Integrated Consultant Team (ICT) and a design and build contract via OJEU compliant procurement processes.
- Serviced a Project Board made up of all relevant education stakeholders.
- Initiated a Gateway Review Process.
- Completed a Pre-Qualification Questionnaire (PQQ) exercise to identify a short list of ICTs to develop the exemplar design to planning application stage and client-side support through the design and build stage.

Council Officers (supported by SIB) have continued to meet with the Project Steering Group to progress work on the Heads of Terms Agreement that will guide the legal agreements that will stipulate the rights of access for Council and community access to the facilities.

Officers (supported by SIB) have also worked with members of the DE senior management team and their advisors to progress the anticipated contract structures in a way that minimises the VAT liabilities associated with the project. This has resulted in a submission to HMRC with a proposed funding route, contract structure and VAT treatment. A final outcome to this work is still awaited.

Subsequent to the PQQ process, the Project Board hopes to issue a call to tender for an ICT in February 2018. As part of this process respondents will be required to identify the abortive costs in the event that they are commissioned to design the sports facilities to meet the Council's design requirements and subsequently the Council declines the opportunity to proceed with the project. At the point of appointment of the ICT there will therefore be a known maximum cost to Council's ongoing involvement in the project through the design process. At this point officers will bring a report to Members for a decision on a maximum design cost commitment to progressing with an involvement in the project. While this will not be a full funding commitment to the capital costs of Council's involvement, it will represent a stronger and irreversible financial commitment to the design stage.

This report is expected to come to the L&D Committee in April or May 2018 (subject to the DE procurement process).

Progress with the Additional Facility Requirements

Given the ongoing uncertainty over the Council's firm commitment to, and the Project Board's acceptance of, a partnership approach to the shared school project it is impossible to define the residual need for the second phase. As a result of this, any expenditure on the development of phase two (other than on site investigations) has the potential to be nugatory.

In light of the need to progress site assessments, officers have been working to identify the strengths, weaknesses and costs associated with the various site options. Transport NI (TNI) have provided advice on its likely access and egress requirements for the Quay Road site which are likely to require engineering works to the value of £700k/£1m. In light of the high

cost associated with Quay Road, officers are working to identify alternative sites and assess their suitability and likely cost implications. Other sites under consideration include inter alia:

- Sheskburn House.
- Ramoan Road kick about area.
- Invest NI site on Leyland Road.

This work is ongoing and the findings will come to Members when it has been completed.

Project Boards

DE will be the project promoter for the shared school campus and so will convene the Project Board for the project. It is anticipated that once / if Council makes a firm financial commitment to this project it will be invited to contribute to the Project Board as the Funding Decision Maker for some aspects of the project. Given the early stage of the project and the resultant absence of a firm Council commitment this has not yet been implemented.

It is not until the Council's and DE's level of commitment to the shared school campus is confirmed that officers will be in a position to scope the needs of the second phase. Therefore, in the absence of a defined scope for the project, it appears premature to convene a Project Board for phase two. In the interim period, officers will continue to gather the relevant information to present to Members in relation to a site selection for the proposed scheme.

Information for Noting:

Members are encouraged to note the above information in relation to:

- The progress and timelines in relation to the shared school project.
- The ongoing work in relation to site assessments for phase two.
- The necessary delays in relation to the establishment of a Project Board for phase two.