



## Belfast City Council

Report to:	Development Committee
Subject:	Hammer Community Pavilion / Shankill Football Club
Date:	20 April 2009
Reporting Officer:	Marie-Thérèse McGivern Director of Development ext. 3470 Andrew Hassard Director of Parks and Leisure ext 3400
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### Relevant Background Information

Shankill Football Club (SFC) is seeking a management lease for part of the Hammer Community Complex and has been involved in discussions with officers from Community Services and Parks and Leisure since 2007-2008. SFC currently has a facilities management agreement with Parks & Leisure to manage a football pitch and a Portakabin located within the Hammer Community Complex site (see appendix 1). SFC also has independent access to part of the Hammer Pavilion for changing and shower facilities. The Pavilion is a small community facility managed by Community Services and adjacent to the Hammer Community Centre. SFC asserts that its potential development is curtailed by current resources and specifically their ability to meet senior league requirements, to host visiting teams, training and development for members, health & safety, fund raising, flexible weekend access and the general expansion of its membership. Based on this, SFC have requested that BCC should devolve operational management of the Pavilion to the SFC..

In 2008 BDO Stoy Hayward carried out a management options appraisal of the Hammer Community Complex, consulting with all local stakeholders. The report recommended that Council consider a pilot lease arrangement with SFC for the Pavilion. Initially the pilot would be for six to twelve months, giving SFC an opportunity to demonstrate financial and management capability. The report highlighted the concerns of other users of the Pavilion who would potentially be displaced by a lease agreement but also acknowledged that there was other additional local capacity. BDO Stoy Hayward also recommended the transfer of the Pavilion from Community Services to Parks & Leisure in order to give SFC the specialist support for its prime activity, that is, sport and recreation.

## **Key Issues**

If a pilot management lease is agreed with SFC there are a number of issues requiring consideration

1. A temporary management lease between SFC and BCC setting out the responsibilities of the Club including agreed performance outputs. This will include a budget for running and maintenance costs.
2. Monitoring of the agreement by the Outdoor Leisure Team.
3. Parks & Leisure to support the Club to develop a Sports Development Plan including pitch and facility management and accessing other sports funding opportunities.
4. Community Services to support the Club to develop effective governance structures based on the open and accountable management of resources.
5. On the completion of a successful pilot phase, it is proposed that the SFC's lease would transfer to Parks & Leisure with any additional lease agreement to be negotiated with Parks.
6. Community Services is currently supporting a programme of activities at the Pavillion which in the event of a management lease to SFC would require relocation. Officers are currently exploring local options.
7. The current vacant Supervisor's post at the Pavilion will not be recruited pending the outcome of the pilot.

## **Resource Implications**

### Financial

£13,354 pro rata annual fee assessment for utilities and small repairs which exists within current budget estimates.

### Human Resources

Possible postponement of the recruitment of the Supervisor's post..

### Asset and Other Implications

Changing the management of the Hammer Pavilion from Council to independent community management

## **Recommendations**

It is recommended that the Committee agree to

1. A pilot management lease arrangement with SFC for the Hammer Pavilion from August 2009 until August 2010 with the option of a continuation based on satisfactory management performance during the pilot.
2. SFC facilitate current users if additional local accommodation cannot be secured.
3. Council Officers supporting the Club during this pilot to develop the necessary capability to manage the facility in terms of financial management, building maintenance and sports development.

4. The preparation of a legal agreement to support the pilot management lease arrangements.
5. An agreed fee is paid to the Club for the period of the pilot towards utility and small maintenance costs.
6. Officers undertake an evaluation in June 2010 to determine the success of the pilot and make recommendations on whether it should continue.
7. Upon successful completion of the pilot, Parks & Leisure accept the transfer of responsibility for monitoring the agreement

<b>Documents Attached</b>
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Appendix 1 Site Map
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<b>Abbreviations</b>
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SFC Shankill Football Club
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