



Belfast City Council

Report to:	Parks and Leisure Committee
Subject:	Shankill United Football Club: Review of Pilot Lease Arrangements for Hammer Pavilion
Date:	11 August 2011
Reporting Officer:	Andrew Hassard, Director of Parks and Leisure
Contact Officer:	Stephen Walker, Principal Parks and Cemeteries Development Manager

1. Relevant Background Information
<p>The Committee is reminded that during 2008/09 the Shankill United Football Club (SUFC) had discussions with officers from Parks & Leisure and Community Services requesting a management lease for the Hammer Pavilion Building.</p> <p>The Pavilion is a small community facility managed by Community Services and is adjacent to the Hammer Community Centre. The Club currently uses the existing pitch at the Hammer which is under a facilities management agreement with Lower Shankill football Club, although Shankill United FC have preferential use of the facility to secure it's current league status. The current facilities management agreement relates to the management of a football pitch and a porta-cabin located within the Hammer Complex site (see Appendix 1). The club also had independent access to part of the Hammer Pavilion for changing and shower facilities.</p> <p>To support the lease request, the Club asserted that its development was curtailed because the physical resources at its disposal did not meet senior league requirements, permit it to host visiting teams, allow it to expand its membership and permit access during busy weekend activities.</p> <p>In 2008 BDO Stoy Hayward carried out a management options appraisal consulting with local stakeholders. Its report recommended that the Council consider a pilot lease arrangement with SUFC to allow the group to demonstrate it possessed the necessary financial and management capability. It also recommended that pending a successful outcome of the pilot period, Community Services should transfer the Pavilion to Parks &</p>

	<p>Leisure in order to align it with a similar business model namely sport, leisure and recreation.</p> <p>The Directors of Development and Parks & Leisure tabled a joint report at their respective Committees on 20 April 2009 and 14 May 2010 recommending a pilot facility management lease of the Pavilion to the SUFC from August 2009 until August 2010.</p> <p>Furthermore it was recommended that pending a successful pilot phase, the lease and building would transfer to Parks & Leisure.</p> <p>Council agreed to these proposals in May and June 2009 (see Appendix 2: BCC Minutes).</p> <p>During the pilot phase, Community Services was specifically tasked to set up the legal agreement, monitor and support the clubs governance structures and pay the agreed management fee of £13,354 per annum.</p> <p>Community Services through its designated officers has worked with the SUFC on a range of issues during 2009/10 including formal monitoring as per grants procedures. We are satisfied on the evidence presented to us that the SUFC has in place a strong volunteer base including structures and expertise to provide open and accountable management of the facility and resources. SUFC most recent AGM took place in June 2010 with the presentation of reports, including recent financial statements and the open election of a committee. All supporting documentation is held on file.</p> <p>The Club have developed a range of policies and procedures for the effective and safe management of the facility including health & safety, child protection, booking systems and out of hours contact. SUFC has also strengthened local partnership working and network links such as Greater Shankill Sports Committee, West Kirk Community Project, Stadium Sports, North City Training, Greater Shankill Community Council, Malvern Primary School and Greater Shankill Neighbourhood Renewal Partnership.</p> <p>In support of the pilot project, Parks & Leisure were tasked with supporting the Club to develop a Sports Development Plan, including pitch and facility management. Furthermore it was agreed that Parks & Leisure would support the Club to access sports funding opportunities.</p>
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2	<p>Key Issues</p> <p>The Committee is asked to note the following key issues:</p> <p>The pilot has been assessed as successful and it is now proposed that the management of the building transfer to Parks & Leisure with a view to permit the establishment of a longer term lease with Shankill United Football Club;</p> <p>As previously noted, the existing facilities management agreement is currently with Lower Shankill Football Club and not with Shankill United FC. To commence a process wherein the management arrangements</p>
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	<p>regarding the entire site are consistent and regularised it is proposed that the existing facilities management agreement relating to the pitch be amended to permit a joint agreement with Shankill United FC and Lower Shankill FC. The agreement will continue to be on a month by month basis and will be subject to review pending the outcome of the ongoing review of facilities management agreements.</p>
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3	Resource Implications
	<p><u>Financial Implications</u> The related revenue budget is within revenue estimates and should transfer from Community Services to Parks to support the management lease fee. (£13,354).</p> <p><u>Human Resource Implications</u> There are no additional human resource implications within the Parks and Leisure Department</p> <p><u>Asset and other implications</u> The proposal will support the regularisation of management of the facility</p>

4	Equality and Good Relations Considerations
	None

5	Recommendations
	<p>It is recommended that Committee agree to</p> <ol style="list-style-type: none"> 1. Accept the internal transfer of the Pavilion from Development Department Community Services to the Parks & Leisure Department; 2. Accept the associated budget transfer from Community Services to Parks to support management lease fee, (£13,354), subject to annual review; and 3. Agree to vary the existing facilities management agreement to include Shankill United Football Club, subject to the ongoing review of facilities management agreements.

6	Decision Tracking
	Stephen Walker will implement the decision of the Committee

7	Key to Abbreviations
	SUFC - Shankill United Football Club

8	Documents Attached
	Appendix 1: Hammer Complex site map