



Belfast City Council

Report to:	Parks and Leisure Committee.
Subject:	Variations to Facilities Management Agreement at Hammer Open Space and Waterworks (North Belfast Play Forum)
Date:	15 November 2012
Reporting Officer:	Rose Crozier, Assistant Director of Parks and Leisure
Contact Officer:	Stephen Walker, Departmental Portfolio Programme Manager

1	Relevant Background Information
	<p>The Committee is reminded that at its meeting in August 2012 it approved a request from the North Belfast Play Forum to grant a lease in relation to a portion of land currently used as a Multi User Games Area. The Committee is further reminded that at its meeting in June 2012 it received a similar request for a lease from Shankill Football Club in respect of land at the Hammer Open Space. In both cases the lease is required to satisfy funding conditions and in both cases the Committee acceded to the request.</p> <p>Both facilities are currently under a Facilities Management Agreement. The lease in both cases relates to only a portion of the site and not to its entirety. It is therefore necessary to inform Committee of the need for a variation to the existing FMAs and to obtain approval to proceed.</p>

2	Key Issues
	<p>The main issues are set out below in respect of each site.</p> <p>Hammer Open Space Appendix A outlines the existing boundary in relation to the FMA between the Council and Lower Shankill Football Club. The existing agreement covers the pitch area including floodlighting, which is outlined in red, and the changing pavilion and adjoining building used for meetings and post match refreshments which is shown as yellow.</p> <p>Under the revised agreement the area outlined red is to be leased to</p>

	<p>Shankill United Football Club. The portion shaded yellow represents the residual portion of the FMA. Members will note that the pitch area, including the floodlight columns will fall within the area leased to Shankill United FC and will therefore be removed from the current FMA.</p> <p>It is proposed that the existing FMA be varied to take account of the boundary change and to reflect the change to the maintenance area. It is further proposed that the maintenance fee currently paid to the FMA holders be reduced to reflect the variation in respect of the pitch area.</p> <p>Waterworks MUGA</p> <p>Appendix B outlines the existing boundary in respect of the Waterworks MUGA. The existing agreement incorporates the pitch provision and a small pavilion and storage area adjacent to the pitch. The pavilion is not suitable for changing and is currently used by staff from the Forum as office accommodation.</p> <p>Appendix B shows (outlined red) the area to be leased to the North Belfast Play Forum. The portion shaded yellow represents the residual portion of the FMA. The yellow area will incorporate the storage area and the pavilion. Discussions with the Forum concluded that it was not in a position to undertake the liability associated with the building in its current state but remained happy to maintain a basic management function and use the facility as office accommodation from which to coordinate the programmes for and use of the pitch area.</p> <p>It was also agreed that the Council would continue with its management and maintenance responsibility in relation to the fencing which surrounds the pitch area and which acts as a boundary fence between the pitch and surrounding landscaped areas within the borders of the park. Committee is asked to note that the floodlighting columns are located outside the boundary of the pitch. It is therefore intended that the responsibility for these will remain with the Council, however, the utility cost will be met by the Forum from income generated through the use of the pitch.</p>
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<p>3</p>	<p>Resource Implications</p> <p><u>Financial</u> The Council will generate a small annual income from the lease of the land, this is yet to be determined and agreed. In addition, there will be a proportionate reduction in the FMA which will result in a net saving, this figure is still to be agreed.</p> <p><u>Human Resources</u> There are no additional human resource implications.</p> <p><u>Asset and Other Implications</u> The report should highlight implications for Council assets and any other major implications which the decision required would have for the overall strategic planning of the Council.</p>
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4	Equality and Good Relations Considerations
	There are no equality implications.

5	Recommendations
	It is recommended that the Committee authorise Officers to vary the existing facilities management agreements in respect of the North Belfast Play Forum and the Hammer Open Space in line with the changes outlined in the report.

6	Decision Tracking
	Assistant Director for Parks and Leisure

7	Key to Abbreviations
	None.

8	Documents Attached
	<p>Appendix A - Existing Hammer site and indicates portion of land to be leased to Shankill United Football Club and the portion to remain under FMA with lower Shankill Football Club</p> <p>Appendix B – Existing Waterworks Site and indicates the portion of land outlined in red which is to be leased to the North Belfast Play Forum and shows in yellow that portion which is to remain under FMA.</p>