



## Belfast City Council

<b>Report to:</b>	Parks and Leisure Committee
<b>Subject:</b>	<b>Suffolk Playing Fields – Management arrangements for changing pavilion and reception room</b>
<b>Date:</b>	12 June 2014
<b>Reporting Officer:</b>	Rose Crozier, Assistant Director of Parks and Leisure
<b>Contact Officer:</b>	Stephen Walker, Departmental Portfolio and Programme Manager

1.	Relevant Background Information
	<p>The Committee is reminded that there have been a series of reports on developments at Suffolk Playing Fields. The Committee is, in particular, referred to the following chronology:</p> <ol style="list-style-type: none"><li>1. In March 2011 the Committee agreed to a request from Suffolk FC for permission to undertake work to install new drainage to one of the pitches on the site; this work would be carried out using funding secured from the Alpha Programme which is administered by Groundwork NI and would bring an additional pitch back into use;</li><li>2. In April 2011 the Committee agreed to enter into a management arrangement with Suffolk FC which would enable the Club to use the pitch for a period of 7 years, on condition that the refurbishment works were satisfactorily completed and that the management and maintenance of the pitch and its associated fencing were undertaken by the Club; the Committee will be reminded that there is an existing Facilities Management Agreement in place in relation to all of the pitches;</li><li>3. In October 2011 the Committee considered a further report which followed a request from Suffolk FC for permission to install a temporary changing pavilion and reception room on the site adjacent to the recently refurbished pitch. The purpose of this was to make the facility compliant with Intermediate league requirements. It was agreed, subject to conditions, that the club be</li></ol>

	<p>granted permission;</p> <p>4. In November 2012 a further report was presented to the Committee, this updated the position regarding the proposal from the Club to install a temporary a changing pavilion and reception room adjacent to the refurbished pitch. The report noted that the cost of purchase plus the cost of restoration were prohibitive for the club. It was reported that the matter had been considered by the West Area Working Group at which it had been suggested that it be referred to the Parks and Leisure Committee with a view to the Council undertaking the work and including it on the Capital Programme as an uncommitted item. The Committee subsequently agreed to make recommendations to SP&amp;R Committee to include the provision of a changing pavilion and associated reception room within the uncommitted list in the Capital Programme. This work commenced on site on Monday 2<sup>nd</sup> June 2014 and completion is estimated to be Autumn of 2014.</p> <p>In the intervening period, Council Officers have worked to reach agreement with the Club in terms of the layout of the proposed structure and have secured planning approval.</p> <p>The purpose of this report is to consider management arrangements for the building going forward. Members are reminded that the pavilion is being funded by the Council alone and it will remain a Council asset.</p>
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<b>2.</b>	<b>Key Issues</b>
	<p>The key issue for the Committee at this time is to consider its position as regards future management of this asset once it has been completed. There are essentially two options:</p> <ul style="list-style-type: none"> <li>a. BCC will undertake management and maintenance of the facility including the opening and closing of the pavilion. As the pavilion has been developed to enable pre and post match hospitality to be provided and to provide a meeting area for the football Club, this would pose an increased burden on staff with associated increased cost.</li> <li>b. BCC will vary the existing Facilities Management Agreement regarding the main pitch and which has approximately 5 years remaining. The variation will relate to the key holding arrangements and will set out the conditions upon which the agreement is based, including closing times; that the building should only be used for purposes associated with the management and development of the club; that alcohol should not be consumed on the premises and that the building should be kept clean and tidy and compliant with health and safety requirements.</li> </ul> <p>Discussions with the Club have indicated that they are happy to enter into an arrangement with the Council whereby the Council will maintain the</p>

	building and the club will undertake key holding duties.
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<b>3.</b>	<b>Resource Implications</b>
	<p><b><u>Financial Implications</u></b></p> <p>There are no additional financial implications at this time.</p> <p><b><u>Resource Implications</u></b></p> <p>The asset will have ongoing revenue implications, provision for these will be made in future years through the normal revenue estimates process.</p> <p><b><u>Asset and Other Implications</u></b></p> <p>There are no additional implications.</p>

<b>4.</b>	<b>Equality Implications</b>
	There are no equality implications

<b>5.</b>	<b>Recommendations</b>
	The Committee is asked to agree to option B, that the Council agree to a variation in the existing Facilities Management Agreement to enable a key holding arrangement with Suffolk Football Club in relation to the new pavilion post completion.

<b>6.</b>	<b>Decision Tracking</b>

<b>7.</b>	<b>Key to Abbreviations</b>
	<p>FMA – Facilities Management Agreement</p> <p>SFC – Suffolk Football Club</p> <p>SP&amp;R – Strategic Policy and Resources</p>

<b>8.</b>	<b>Documents Attached</b>
	None