

Ballymoney Community Facilities	10th May 2016
To: The Leisure and Development Committee For Decision	

Linkage to Council Strategy (2015-19)	
Strategic Theme	Resilient, Healthy & Engaged Communities.
Outcome	Council will work to develop and promote stable and cohesive communities across the Borough.
Lead Officer	Julie Welsh - Head of Community & Culture. Louise Scullion – Community Development Manager.
Cost: (If applicable)	N/A

The purpose of the Report is to provide an update, further to the 8th March Leisure & Development Committee meeting in relation to:

- **Availability and capacity within existing facilities in Ballymoney in general;**
- **Updated position in relation to ownership of Social Centre, Edward Street, Ballymoney and current condition of the building;**
- **Discussions with key players in relation to Ballymoney Music Centre.**

Background - Audit of facilities available for community use in Ballymoney

An Audit of Need and Options Appraisal was carried out in relation to community facilities in Ballymoney town in order to inform decision making around future investment in community facilities in Ballymoney. In summary the following are the key findings in relation to the scoping exercise of existing facilities:

There are at least 48 facilities in the Ballymoney Town area with facilities, some of which are open to the public and others which are restricted in their use for their members/ congregations. Others, while being church based are willing to open up their facilities to other groups, but they still have to go through a booking process that has to be approved by a committee before they can use the facility.

Annex A, attached, contains a list of all known community facilities in Ballymoney town. A code has been allocated to each facility which demonstrates if they are open to all, if there is some restrictive access, or if they are available in the main for their members or congregations only.

Social Centre, Edward Street, Ballymoney

Since it was established the Council does not own the property, further investigations revealed that the Evergreen Club owns the Social Centre building and it is held in trust by Northern Ireland Council for Voluntary Action (NICVA).

The Evergreen Club could dispose of the asset, on the agreement of NICVA, and on the basis that the proceeds are used for the purpose that the facility was built i.e. activities for

older people. If the Club were to fold or leave the facility then NICVA would in the first instance try to accommodate user groups delivering similar objectives.

NICVA has no financial interest in the facility and their role is to act as 'guardians or trustees'. Since Council does not own the building it has no powers to carry out any work on the building, including maintenance or upgrade.

A Building Engineering Condition Report had been commissioned by estate services on the Social Centre (Annex B Engineering Condition Report attached), which indicated in summary that there was no immediate risk to life from normal use of the building, however, the state of the electrical infrastructure is very poor and needs some immediate remedial work carried out, at an approximate cost of £13,500. Full replacement of the electrical infrastructure is recommended within the next 5 years at an estimated cost of £46,000. The immediate work, if undertaken, would be 'dead money' as full replacement includes this repair work.

An initial meeting took place with Council officers and the Evergreen Club and NICVA in April to discuss the matter and to explore a range of options on how to move forward. A follow up meeting has been arranged by officers with both the Evergreen Club and NICVA in order to identify and explore these options. Clarity is currently being sought in relation to the liabilities of Council and the Evergreen Club in relation to insurance and operating costs. It is therefore recommended that for an interim period of 6 months Council agrees to maintain the existing arrangements in relation to operation of the facility.

Former Ballymoney Music Centre

Contact has been made with all the various organisations that have previously put forward development proposals for the former Music Centre, or who have indicated an interest in tenancy within the Centre. The groups that have been contacted at this initial stage are:

- Ballymoney Regeneration Company.
- Ballymoney & District Cultural and Heritage Society.
- North Antrim Regional Ulster Scots Hub.
- Ullans Group.
- Ballymoney Community Resource Centre.
- Compass Advocacy Network.

An introductory meeting is scheduled to take place on 6th May in order to hear what plans the groups had for the centre, to look at how what their level of commitment is in relation to taking forward a capital renovation project and to look at options for the building and how to progress. Depending on the outcome of the meeting, further consultation with potential user groups on a wider scale will be scheduled. Progress will be reported back to Council in due course.

Recommendation

- a) Council maintains the existing operating arrangements for the Social Centre in Ballymoney for an interim period of 6 months i.e. responsibility for all operating costs including insurances, rates and utilities.
- b) Council officers to liaise with the Evergreen Club and NICVA to identify and explore options in relation to Social Centre, which may or may not require Council consideration.

Annex A: Extract from Audit of Need and Options Appraisal in relation to Community Facilities in Ballymoney Town.

Table 1 below gives a list of all known community facilities in Ballymoney town. Not all of these facilities are open to the public so have been given a code which demonstrates if they are open to all or if there is some restrictive access or if they are available in the main for their members or congregations only.

- **Open to all - OTA**, no restrictions on usage;
- **RA (OTA)** – Mostly for members, church congregations or school usage but would be prepared to open it to the general public so long as they meet the ethos and values of the host organisation;
- **RA** - Restricted access for members, church congregations or school usage only

Where it was not possible to glean a response from some facilities, this is demonstrated by a NA/ NR label.

- **NR or NA** - No response or didn't want to complete

Name of Facility	Status	Adheres broadly to the definition of a community centre
1. Ballymoney Townhall (Council owned)	OTA	x
2. Edward Street Social Centre (Council owned)	OTA	x
3. Joey Dunlop Leisure Centre (Council owned)	OTA	x
4. Ballymoney Scout Hall, Edward Street	OTA	x
5. Cheers Youth Club	RA (OTA)	
6. Compass and Can Recycling	OTA	x
7. Wave Trauma Centre, Main Street	RA	
8. Ullans Centre, Main Street	OTA	x
9. Ballymoney Community Resource Centre, Acorn Centre	OTA	x
10. Ballymoney Library, Queen Street	RA (OTA)	x
11. St Patrick's Church of Ireland - Old School House, Queen Street	OTA	x
12. St Patricks Church of Ireland Parish Centre, Queen Street	RA (OTA)	
13. Ballymoney 1st Presbyterian Church Hall, Meetinghouse Street	RA	
14. St James' Presbyterian Church , St James Road	RA	
15. Trinity Presbyterian, Rodeing Foot	NR	
16. Church of Our Lady and St Patrick, Parish Centre, Castle Street	RA (OTA)	
17. Ballymoney Reformed Presbyterian Church, Charlotte Street, Old Court House	RA (OTA)	
18. Ballymoney Reformed Presbyterian Church – Charlotte Street, Church hall	RA	
19. Ballymoney Hebron Free Presbyterian Church halls and rooms, Market Street	RA	
20. Ballymoney Baptist Church, Ballymena Road	N/A – No response yet	
21. Ballymoney Kingdom Hall of Jehovah's Witnesses, Ballybrakes Road	NR	
22. Ballymoney Church of God, Garryduff Road, Youth Hall	RA	
23. Ballymoney Methodist Church Hall, Seymour Street	N/A – No response	
24. Ballymoney Elim Pentecostal Church, The Warren, Knock Road	N/A – No response	

Table 1: Community Facilities in Ballymoney Town		
Name of Facility	Status	Adheres broadly to the definition of a community centre
25. The Barn Fellowship, The Connect Centre, Ballymoney	OTA	x
26. Mount Calvary Pentecostal Church	No contact details	
27. Salvation Army Church, Meeting House Street	N/A – No response	
28. Dalriada School, St James Road	RA	
29. Ballymoney High School, Garryduff Road	OTA (RA)	x
30. Ballymoney Model Primary School, North Road	N/A – No response	
31. Ballymoney Nursery School, North Road	OTA (RA)	
32. Ballymoney Independent Christian School, Market Street-	RA	
33. Our Lady of Lourdes School, Castle Street	RA	
34. St Bridget's Primary School, Castle Street	RA	
35. Leaney Primary School, Stuart Park	OTA (RA)	
36. Northern Regional College, Coleraine Road	N/A – No response	
37. Carnany Community House, Carnany Drive	OTA	x
38. Castle Community Centre, Castle Street	OTA	x
39. Glebeside Community House	OTA	x
40. Royal British Legion Hall	OTA	x
41. Independent Orange Hall, Edward Street	RA (OTA)	
42. Ballymoney Orange Hall, High Street	N/A – No response	
43. Masonic hall	N/A – No response	
44. Ballymoney United Football Club	RA (OTA)	
45. Ballymoney Showgrounds	RA (OTA)	
46. Ballymoney Rugby Club	RA (OTA)	
47. Ballybrakes Community Indoor Bowling Club, Ballybrakes Road	OTA	x
48. Music Centre – not open currently	OTA (Not Open)	-

In summary:

1. Approximately 14 are open to the public broadly without restrictions – (OTA)
2. 12 are open to the public but are restricted in their use as they are membership or congregationally based facilities but which would consider usage by others RA (OTA)
3. 10 are not open to the public at all and are restricted in their usage as they are membership or congregationally based facilities (RA)
4. 11 we could not access any information about, many of which, we would assume would be restricted in their usage (NR/ NA)
5. 1 is not open but is regarded as a potential “open to all” venue – Music Centre

Table 2: Review of rooms available in those facilities which adhere to the definition of a community centre

Venue	Rooms Available	Size of rooms	Sq m size	Seating Capacity
1. Ballymoney Townhall (Council owned)	Mc Arthur Room	5.5 x 5.5m	30.25	30 theatre style
	Cransie Room	7 x 5.5 m	38.5	36 theatre style
	George Shiels Room	12x 5.5 m	66	80 theatre style
	Auditorium	18x 9 m	162	225 theatre style
	Balcony	-		90 fixed seating
2. Edward Street Social Centre (Council owned)	Main hall	18mx10m	180	200 theatre style
3. Joey Dunlop Leisure Centre (Council owned)	Committee Room	8m X 4.5m	36	40 (Seats theatre style) 20 Board rooms style
	Lecture Room	8m X 4.5m	36	40 (Seats theatre style) 20 Board rooms style
	Conference Room	8m X 6m 7.5m x 4.5m "L" shape layout	48 33.75	60 (Seats theatre style) 30 Board rooms style Both rooms max 100 theatre style
4. St Patrick's Church of Ireland - Old School House, Queen Street	Medium Sized hall			150 people theatre style
5. Ballymoney Scout Hall, Edward Street	Scout hall	60 x 30 ft (18 x 9 m)	162	60
	Small patrol room	10 x 12 ft (3 x3.6m)	10.8	6
6. Castle Community Centre, Castle Street	Committee room	27 x 20 ft (8 x 6 m)	48	80 people
	Big Hall	78 x 69 ft (23 x 21m)	483	150 people
	Youth Club			40-50 people
	Scout hall	24 x 69 ft (7.3 x 21 m)	153	30 people
7. Carnany Community House, Carnany Drive				
8. Glebeside Community House	Large meeting room	96 sq ft	8.9	40 people

Venue	Rooms Available	Size of rooms	Sq m size	Seating Capacity
	Large meeting room	72 sq ft	6.6	30 people
	Small meeting room	20 sq ft	1.85	20 people
	Office			2 people
9. Ballybrakes Community Indoor Bowling Club	Main area of stadium	200 x 200 ft (approx) 60 x 60 m	3600	800 to 900
	Ferguson room	13.5 ft x 35 ft – 4 x 10.6m	42.4	30
	Dining room	25.5 ft x 35 ft – 7.7 x 10.6m	81.6	70
	2 changing rooms	17 ft x 20.5 ft – 5 x 6.2m	31	24
10. Ballymoney Community Resource Centre, Acorn Centre	Training Room			60 theatre style
	Board Room			16 @ round table
	IT Suite			12 @ round table and 12 @ computers at perimeter benches
	Counselling room			2-3 people
11. Royal British Legion Hall	Large function room downstairs which can be divided off to create two rooms	54 x 48 ft – 16.4 x 14.6 m	239	200 seated
	Upstairs bar area	40 x 26 ft 12 x 7.9 m	94.8	100 people
	Snooker room	40 x 25 ft 12x 7.6m	91.2	30 people
	Large meeting rom	12 x 18 ft 3.6 x 5.4m	19.4	10 people

Venue	Rooms Available	Size of rooms	Sq m size	Seating Capacity
12. Ullans Centre	Large meeting room	9 x 3 m	27	20 people
	Class room	4 x 5 m	20	20 people
	Exhibition space	14 x 4 m	56	15 people
	Radio space	4 x 4 m	16	3 people
13. Compass and Can Recycling	Large training room	100 x 100 ft 30 x 30m	900	100 people
	Small training room	6 x 6 ft 1.8x1.8m	3.24	6 people
	New space from next April in Main Street Ballymoney	14 x 14 ft 4.2x4.2m	17.6	20 people
	Training Room	21 x 15 ft 6.4 x 4.5	28.8	25 people
14. Barn Fellowship	Main hall	2,800 sq ft whole complex	260	100-200 people
	Smaller hall			<100 people
	Meeting room			<6 people
	Meeting room	260 sq m		<6 people
Estimated Total			7,032 sq m	



25
CELEBRATING
25 YEARS

report
23rd March 2016

BALLYMONEY SOCIAL CENTRE

Electrical Engineering
Services

CONDITION REPORT

Geothermal
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Safety
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Building Engineering Services Report On: Ballymoney Social Centre

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Building Engineering Services Report On: Ballymoney Social Centre

FOREWORD:

The inspection upon which the Comparisons and Discussions of this Report are based took the form of a visual survey of the electrical installation carried out on Monday 21st March 2016 at the request of Causeway Coast & Glens Borough Council

Some discussion with the bidding supervisor was afforded in an attempt to obtain background information on the system generally.

Signed



Paul Gillespie

BSc; CEng; MCIBSE; MIET

Dated 23rd March 2016

Building Engineering Services Report On: Ballymoney Social Centre

1.0 EXISTING ELECTRICITY CENTRE AND DISTRIBUTION

The building is currently served by an NIE underground cable which rises externally and enters the building at high level. The supply appears to be PME. The switchboard was upgraded in August 2004 and appears to meet present-day regulations. The only concerns that we have are:

1. There appears to be 2no. independent supplies to electrical services within the kitchen area (i) from the main switchboard and (ii) via a local distribution board. This in our opinion, is a potential safety hazard as one could isolate the local distribution board and commence work on line equipment sourced from the switchboard.
2. The protective device supplying the fire alarm did not appear to be lockable although it is labelled. Therefore unauthorised isolation of this circuit supply could occur.



Incoming NIE Cable



Fire Alarm Source



NIE Meter Location

2.0 EXISTING POWER DISTRIBUTION SERVICES

The existing small power distribution is a 'mixed bag' comprising what appears to be the original installation with several 'add-ons' over the years. In several cases there is what appears to be discarded MICS cable clipped on the surface of the building which has been isolated and never removed.

Generally the power is supplied via 100mm x 50mm trunking from which power to outlets is wired in both galvanised steel and pvc conduits.



PVC Conduit Installation



Galvanised Steel Conduit



MICS Cable

Such 'add-ons' to an electrical installation over the years is not uncommon and whereas plant being supplied such as electric heaters may seem aged (and indeed are) they do not appear to raise a safety issue.



Electric Heater

3.0 EXISTING LIGHTING SERVICES

As per power distribution services the lighting is a mixture of old and new 'add-ons'.



Typical Corridor Lighting



Toilet Lighting



Typical Light Switch



Typical Light Switch

Our only area of concern is the main hall where lighting levels were recorded at an average value of 220 lux.

This should be, in our opinion, 400 lux and replacement of the 8no. existing fluorescents would be required

4.0 EXISTING PROTECTIVE SERVICES

4.1 Existing Intruder Alarm

The existing intruder alarm comprises keypad, movement detectors and appears adequate.



PIR Detector



Alarm Keypad

Redcare is presently installed to the fire alarm system so we assume that it is similarly interface to intruder alarm system.

4.0 EXISTING PROTECTIVE SERVICES

4.2 Existing Emergency Lighting

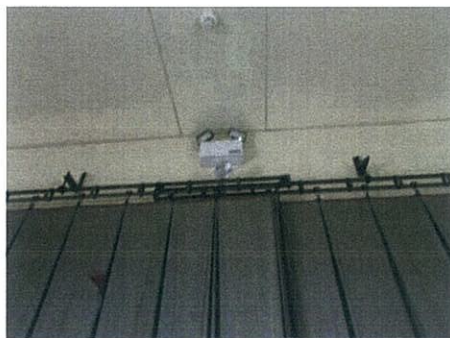
Whereas the internal emergency lighting installation (mostly surface-wired) appears adequate c/w key test switch facilities we are concerned that due to age and condition of luminaries that the external emergency lighting may not perform as expected.



Corridor Emergency Lighting



Emergency Lighting Test Switch



Emergency Lighting within Main Hall



Typical Exit Sign



External Emergency Luminaire



External Emergency Luminaire

4.0 EXISTING PROTECTIVE SERVICES

4.3 Existing Fire Detection and Alarm System

The existing 4 zone fire alarm panel located at the entrance appears adequate along with the respective zone chart.



Fire Alarm Panel



Typical Breakglass

The installation comprises breakglasses detectors and beacons and appears to cover the entire building. No faults were observed at any part of the system. Redcare has been interfaced by B.T.

Our only concern was the supply source.



Detector with wire guard



Typical Beacon

4.0 EXISTING PROTECTIVE SERVICES

4.4 Disabled Alarm

A disabled alarm system has been installed in compliance with DDA requirements.



Disabled Alarm Indicator

5.0 RECOMMENDATIONS AND COST SCHEDULE

Recommendations have been divided into 2no. areas (i) those to be carried out immediately and (ii) those to be carried out within the next 5 years. The reason the term next 5 years has been used is because it's impossible to ascertain the exact age of e.g. a cable but our experience indicates that in all probability the relevant works should be carried out.

5.1 Immediate Works

5.1.1 That lockable isolation on the fire alarm system to be installed to prevent unauthorised isolation.

Cost: £200.00

5.1.2 That the electrical services within the kitchen area be wired to a new distribution board solely supplying the kitchen area. This shall entail rewiring of the kitchen and amendment of circuitry within the hall presently supplied from the kitchen distribution board.

Cost: £9,500.00

5.1.3 That lighting within the hall be upgraded to an average level of 400 lux by installing LED type luminaires.

Cost: £3,000.00

5.1.4 That external emergency lighting be replaced by LED type luminaires providing low running and maintenance costs.

Cost: £800.00

5.0 RECOMMENDATIONS AND COST SCHEDULE

5.2 Works to be carried out over the next 5 years

We feel that there is no other option other than to recommend replacement of the existing installation. Whereas some minor elements of the installation could well have a life span beyond 5 years our experience is that once work commences replacing an installation invariably plant which is identified to be re-used is damaged or faulty which in turn results in additional costs to a project. So in effect any saving due to retention of plant is in effect a false saving. There is also the additional problem of liability for any re-used equipment as the Contractor responsible for the works will not accept responsibility for such plant.

Cost: £46,000.00

NOTE: All estimated costs are exclusive of VAT and Builder's Discount.