



**Causeway  
Coast & Glens  
Borough Council**

## **Leisure Facilities Project Board**

**Monday 9<sup>th</sup> May 2022**

**Virtual Meeting via MS Teams**

**Members Present:** Councillor Callan (Chair)  
Councillor McShane  
Alderman Baird  
Councillor Knight-McQuillan

**Members Apologies:** Councillor McKillop  
Councillor McAuley  
Councillor Holmes  
Councillors Nicholl

**Officers:** R Baker, Director of Leisure & Development  
W McCullough, Head of Sport & Wellbeing  
N Harkness, SIB Project Manager  
J Beggs, SIB Project Manager

<b>NO.</b>	<b>Item</b>	<b>ACTIONS</b>
<b>1.</b>	<b>Introductions</b>	
	<ul style="list-style-type: none"><li>• Chair welcomed everyone to the meeting and asked for apologies as noted above.</li></ul>	
<b>2.</b>	<b>Minutes of Previous Meeting</b>	
	<ul style="list-style-type: none"><li>• The draft minutes of the meeting of 14<sup>th</sup> March 2022 were approved by Members (noting that the April meeting was cancelled).</li></ul>	

3&4.	Coleraine and Ballycastle Leisure Provision - OBCs Update	
	<ul style="list-style-type: none"> <li>• SIB shared the L&amp;D Committee Report in advance of the meeting on 17<sup>th</sup> May.</li> <li>• The purpose of this paper will be to update Members on progress made on plans for the development of a new Coleraine Leisure Centre and Ballycastle Leisure Centre; recommend interim approval of the preferred options emerging from the respective Outline Business Cases (Stage 1 Approval); and outline next steps in relation progressing the development of the projects, including the submission of funding applications to the Levelling Up Fund (Round 2).</li> <li>• It is noted that whilst both project OBCs have been completed in parallel, they are considered as separate projects for funding applications and ultimately investment decisions will be taken on the individual merits of each project.</li> <li>• It is important to highlight that both projects are at early concept design stage, and if progressed, substantial additional resources and external funding would be required to develop the detailed designs and secure all the necessary approvals over the course of a 12-18 month period. These development costs and professional fees could be in excess of £1m, depending on the final preferred options selected.</li> <li>• The preferred option emerging from the Coleraine Leisure Centre OBC is to progress with Option 4b+: Redevelopment of a new reduced scale leisure centre (c.5,100m<sup>2</sup>) on the existing footprint of the old centre at Railway Road with additional learner pool, wet play and soft play area. On balance this option costs £26.3m and scores highest and is the option deemed to be most able to meet the project aims and the needs of the community.</li> <li>• The preferred option emerging from the Ballycastle Leisure OBC is to progress with Option 4+: Reduced scale leisure centre (1,650m<sup>2</sup>) at Quay Road with 25m pool (4 lane), gym, large studio, changing, reception/office, wet play features and spa, café, changing places facility, bouldering wall and outdoor pump track and accessible play park. On balance this option costs £14.9m and scores highest and is the option deemed to be most able to meet the project aims and the needs of the community.</li> <li>• The capital affordability including reliance on LUF funding, operational viability, sustainability and social and economic regeneration potential of each project was also highlighted to members.</li> </ul>	

	<ul style="list-style-type: none"> <li>• Given the projects scale and associated financial risks, the approval of Stage 1: OBC will not constitute the normal approval to progress immediately to Stage 2: FBC (detailed design, Planning Application and Procurement of ICT).</li> <li>• A decision to progress to Stage 2 and incur significant development/design costs in the process will be subject to securing external funding from LUF. The overall affordability of the projects (and cost of emerging preferred options) will therefore be re-assessed when the outcome of the funding application is confirmed in Autumn 2022 for a Council decision to progress to Stage 2.</li> <li>• Members queried the levels of annual subvention for the new centres and how these compared with existing levels of subvention which was clarified with reference to the forecasts in the L&amp;D paper.</li> <li>• Members also queried the delivery timeframes and the non-parallel delivery or staggered delivery plan which was clarified in terms of both affordability within the Council's capital programme and practical delivery of two major capital projects. Although given the different scale and complexity of both projects it was hoped that completion dates could be aligned.</li> <li>• Members queried the size of the LUF funding bids of c.£20m within the context of the funding pot of c.£100m for NI which was clarified with reference to the affordability statement and necessity for at least 50% external funding requirement to be met.</li> <li>• Members queried the potential for displacement across three leisure centres in Coleraine, Ballycastle and Ballymoney which was clarified with reference to the OBCs which assessed potential displacement impacts with no major concerns reported.</li> <li>• Members queried whether capital receipts had been factored into the affordability analysis and if the VAT ruling and potential rebate could be considered which was clarified with reference to affordability analysis which includes all capital receipts anticipated over the next 4 years, whoever excludes a possible VAT rebate at some point in the future. Members requested any update on the status of the VAT ruling.</li> </ul>	<p>1. Update on VAT ruling for leisure to be sought.</p>
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<b>5.</b>	<b>Portrush Recreation Grounds – Project Board Update</b>	
	<ul style="list-style-type: none"> <li>Officers confirmed that the £3.3m project was progressing on-site to agreed time, cost, and quality targets. Meetings had been held with LUF to agree MOU for funding contribution of £1.65m and DfC funding of £1.45m being drawn down.</li> <li>The Project Dashboard was presented and Members requested a site visit at the most opportune time.</li> </ul>	2. Site visit to PRG to be organised
<b>6.</b>	<b>Capital Programme Update (by exception)</b>	
	<ul style="list-style-type: none"> <li>Officers confirmed that progress still being made in respect of Burnfoot Pitch, Cloughmills Pitch and Aghadowey Play Park with further updates to follow.</li> <li>The Small Settlement Fund was also supporting some projects with spend to be completed in 2022/23.</li> <li>Members raised concerns over recent anti-social behaviour at Limavady Accessible Play park and the need to report incidents and be responsive to community concerns.</li> </ul>	
<b>7.</b>	<b>AORB</b>	
	<ul style="list-style-type: none"> <li>None.</li> </ul>	
<b>8.</b>	<b>DONM</b>	
	<ul style="list-style-type: none"> <li>Monday 13<sup>th</sup> June 2022</li> </ul>	



**Causeway  
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## **Leisure Facilities Project Board**

**Monday 8<sup>th</sup> August 2022**

**Virtual Meeting via MS Teams**

**Members Present:** Councillor Knight-McQuillan  
Councillor Holmes  
Councillor Callan (Chair)

**Members Apologies:** Councillor McKillop  
Councillor McShane  
Alderman Baird  
Councillor McAuley  
Councillor Nicholl

**Officers:** R Baker, Director of Leisure & Development  
N Harkness, SIB Project Manager  
J Beggs, SIB Project Manager

<b>NO.</b>	<b>Item</b>	<b>ACTIONS</b>
<b>1.</b>	<b>Introductions</b>	
	<ul style="list-style-type: none"><li>• Chair welcomed everyone to the meeting and asked for apologies as noted above.</li></ul>	
<b>2.</b>	<b>Minutes of Previous Meeting</b>	
	<ul style="list-style-type: none"><li>• The draft minutes of the meeting of 13<sup>th</sup> June 2022 were approved by Members.</li></ul>	

<b>3&amp;4.</b>	<b>Coleraine and Ballycastle Leisure Provision - LUF Update</b>	
	<ul style="list-style-type: none"> <li>• Officers confirmed that both applications were uploaded to the LUF online portal by the extended deadline of 2 August 2022 and that they were seeking grant support of 55% from LUF (equating to £14.9m for CLC and £8.2m for BLC).</li> <li>• Officers indicated that the lengthy applications were prepared to a high standard and on a consistent basis targeting the Regeneration and Cultural Themes on a 50/50 weighting, with an emphasis on Net Zero carbon efficient building design.</li> <li>• Given the projects scale and associated financial risks, the approval of Stage 1: OBC did not constitute the normal approval to progress immediately to Stage 2: FBC (detailed design, Planning Application and Procurement of ICT).</li> <li>• A decision to progress to Stage 2 and incur significant development/design costs in the process will be subject to securing external funding from LUF. The overall affordability of the projects (and cost of emerging preferred options) will therefore be re-assessed when the outcome of the funding application is confirmed in Autumn 2022 for a Council decision to progress to Stage 2.</li> <li>• Given that it is a key requirement of LUF to incur some expenditure this financial year 22/23, the project team will work on developing tender packs prior to the funding announcement in October 22.</li> <li>• Members queried the announcement dates, potential levels of funding for NI and how competitive the process would be this time round.</li> <li>• Officers stated that LUF had indicated a budget envelope of less than £100 for NI and that multiple bids were expected from local authorities and community/voluntary organisations.</li> </ul>	
<b>5.</b>	<b>Portrush Recreation Grounds – Project Board Update</b>	
	<ul style="list-style-type: none"> <li>• Officers confirmed that the £3.3m project was progressing on-site to agreed time, cost, and quality targets. The key issue is managing the Compensation Events being logged by the Contractor under extremely challenging market conditions and to ensure robust challenge process in place and costs kept within agreed budget.</li> <li>• The Project Dashboard was presented and Members thanked Officers for organising a site visit at the next meeting.</li> </ul>	

<b>6.</b>	<b>Capital Programme Update (by exception)</b>	
	<ul style="list-style-type: none"> <li>Officers confirmed that Dungiven Bowling will be the next capital project brought to L&amp;D Committee for consideration and that progress still being made in respect of Burnfoot Pitch, Cloughmills Pitch and Aghadowey Play Park with further updates to follow when local DEA members in attendance.</li> </ul>	
<b>7.</b>	<b>AORB</b>	
	<ul style="list-style-type: none"> <li>Members thanked the Officer team for all their hard work in completing the LUF applications.</li> <li>Members queried the Ballycastle SEC re-tender and the likelihood that bidders will pull out of the process again because of the scale of the project and financial risk.</li> <li>Officers confirmed that DE/EA are managing the process and have adjusted budget for inflationary pressures and built 'X Clauses' into the NEC contract to share the risk on material price increases.</li> </ul>	
<b>8.</b>	<b>DONM</b>	
	<ul style="list-style-type: none"> <li>Monday 12<sup>th</sup> September 2022: <ul style="list-style-type: none"> <li>- Site Visit to Portrush Recreation Grounds @ 7pm</li> <li>- Portrush Town Hall @7.30pm</li> </ul> </li> </ul>	