

Draft Pitches Investment Strategy	8th May 2018
To: The Leisure and Development Committee For Decision	

Linkage to Council Strategy (2015-19)	
Strategic Theme	Resilient, healthy & engaged communities
Outcome	Citizens will have access to Council recreational facilities and protected natural environments which help them to develop their physical, emotional and cognitive health
Lead Officer	Head of Sport & Wellbeing
Cost: (If applicable)	£15,000 + VAT (previously committed)

The purpose of this report is to:

- **Update the Leisure and Development Committee on the development of a Draft Pitches Investment Strategy for 8 outdoor sports facility types.**
- **Seek Members interim approval for the Draft Investment Strategy and Strategic Recommendations.**
- **Seek Members approval to proceed to a 12 week, S75 compliant, public consultation in advance of decisions relating to:**
 - **Any need for a full Equality Impact Assessment (EQIA); and**
 - **The formally adoption of the Strategy.**

Background

The Causeway Coast and Glens Facilities Strategy 2015 highlights the level of over and under supply of a range of sports facilities across the Borough. This assessment was limited to a study of the current supply in comparison to the population size and geographic dispersal. The issues of the condition of the current provision and local demand factors were not included in this initial high-level study and both have the potential to change the level of unmet demand at a local level.

In February 2017 Council agreed to commission a more detailed Facility Audit and Pitch Strategy to include 8 different outdoor facility types:

- Association football
- Rugby
- Gaelic games
- Cricket
- Tennis
- Hockey
- Outdoor bowls
- Multi-use games areas; and
- Small sided games/kick about areas.

After an open procurement process Otium Leisure Consultancy was appointed to complete this work.

Key Deliverables

The key outputs for the Pitch Audit and Strategy are summarised as follows:

Part 1 – Audit of Existing Provision:

Audit the design, distribution, demand/supply information and condition of each of around 100 sites hosting Council and community/club owned outdoor 'pitches' and associated changing facilities in the Borough. This audit is to include all natural turf and synthetic 'pitches' for association football, Gaelic games, rugby, hockey, tennis, cricket, athletics, outdoor bowls, multi-use games areas and small sided games/kick about areas.

Make recommendations and provide indicative costs in relation to any identified remedial works or further technical investigations necessary.

Part 2 – A Pitch Strategy:

Review the current hot and cold spots for pitch provision identified in The Facilities Strategy 2015 and combine this with additional condition and use pattern research to make recommendations for a prioritised 'pitch' (and associated changing provision) investment strategy for the Borough and provide indicative cost estimates. The Pitches Strategy should set out a 5-year plan and make area specific recommendations and provide cost estimates in relation to a range of options.

The Strategy recommendations should take account of levels of deprivation and barriers to access such as disability or rurality etc.

The Methodology Applied

The methodology applied to this project included:

- Desk research.
- Online surveys across all relevant clubs and associations.
- Community consultations.
- Site inspections.
- Liaison with key stakeholders.

The CC&GBC 2015 Sports Facility Strategy used the Fields in Trust model to assess the level of provision for formal outdoor sport based on typical demand levels linked to population size. This work has been used as the starting point for the more detailed Pitches Strategy.

To assess provision at a more local level, Otium Leisure has applied the Sport England Playing Pitches Model (PPM). Otium has used this model to evaluate the fit between local facility demand and current provision while taking account of current condition. This assessment process matches the number of pitches available (supply) against the demand for competitive play and training.

Audit Conclusions

The draft Condition Survey and Strategy Report runs to almost 300 pages plus appendices. Two copies of these documents have been made available in the Member's library. For ease of reference Members may wish to note the key findings of the audit by facility type as contained in sections 3.92 – 3.100 and listed below:

3.92 This audit has researched the design, distribution, demand/supply and condition of outdoor sports facilities in eight sports across the Borough. All sports clubs in the eight sports were surveyed and all of the Council's pitches and facilities for the eight sports were visited and inspected. Also inspected were Council's multi use games areas. The audit presents a comprehensive picture of present provision of facilities in all ownerships.

3.93 The survey of clubs informs an accurate picture of participation; the 14,179 participants represents 10% of the Borough's population. Nearly two-thirds of participants are *junior* of which females comprise under a third. This gender imbalance is slightly more pronounced in adult participation where female participants comprise just over a quarter. There are clear messages here for the future development of facilities in that their design should encourage female participation.

3.94 For the 'big three' – *association football, gaelic games, rugby* – the particular issue is being able to access suitable facilities for mid-week training. The idea of sports hubs, that is, locating a range of facilities in a single location should be further considered as a way to address the needs of these sports. The use of 3G will ensure the facilities are used as extensively as possible. In association football there is a surplus of 21 pitches for adult matches whilst there is a slight under-supply of 3 pitches for youth matches. In gaelic games there is an under-supply of 8 pitches for youth and adult matches and training combined. In rugby there is a surplus of 2 pitches for matches.

3.95 *Hockey* has a slight surplus of provision of pitches. Whilst more AstroTurf pitches are not needed (based on analysis of current demand) both Coleraine Grammar and Dalriada School aspire to have on-site AstroTurf facilities. Should this happen it may have implications for use of the Council's AstroTurf pitch at Rugby Avenue and at Joey Dunlop Leisure Centre.

3.96 In *tennis*, there are 44 courts in the Borough (plus 28 in the education sector) serving a club population of 481 participants. Some courts are mostly not in use (eg, the 4 sea-facing courts at Portrush Recreation Grounds) and others are used on a casual basis. Whilst there is scope to consider a change of use for some courts it is also necessary to look at the surfaces; the bitmac surface found on 23 of the Council's courts is not suitable for club tennis.

3.97 In *cricket* supply of cricket squares is meeting demand, however constraints on practice facilities mean that clubs feel restricted in being able to encourage female participation. It's noted Ulster University has an aspiration to put in place a cricket development facility at its Coleraine campus.

3.98 *Athletics* is continuing to grow participation nationwide as more people take up running; one of the Borough's clubs has over 300 athletes registered with Athletics NI. The shale running track at Rugby Avenue is generally unsatisfactory for club training. The clubs report they are constrained in their development and in the delivery of training sessions by not having modern fit for purpose facilities. A 6 lane x 400m track with in-field facilities should be considered in order to support existing activity and help grow participation – Ulster University is considering developing a track.

3.99 In *lawn bowls* the Council operates 8 of the 13 greens in the Borough, the remaining 5 are owned and operated by 'private' clubs. Whilst there is adequate supply of greens the Council has maintenance responsibility for its greens which host 6 clubs with a combined membership of just over 200; annual maintenance costs are in the region of £80,000 - £90,000 for the 8 greens, about £390 per member. Consideration should be given to replacing the natural turf greens with synthetic surfaces, greatly reducing the cost of maintenance.

3.100 The Council has 19 multi use games areas across the Borough. Given they vary greatly in design (size, surface, fencing, lighting, etc) for future provision it will be necessary to establish the MUGA's purpose, be it play, recreation activity, sport or a combination of these. Design criteria should be established in accordance with the MUGA's purpose to inform local consultation. There are gaps in provision in the West and parts of the East operational areas and these gaps should be addressed. MUGA's have some potential to be used for team sports training sessions.

Strategic Recommendations

As a result of these conclusions a series of Strategic Recommendations have been proposed at section 4 of the Report. These recommendations are attached at **Annex A** with each one attributed a priority, based on the impact they are likely to have in addressing unmet demand:

Priority 1 – Years 1 to 3

Priority 2 – Years 2 to 4

Priority 3 – Years 3 to 5

Next Steps

The Draft Investment Strategy has been the subject of a S75 Screening exercise and it is recommended that there is no apparent need for a full Equality Impact Assessment (EQIA). Never the less, officers recommend that once the Draft Investment Strategy has been considered and received indicative approval by Committee and Council, it should be exposed to a S75 compliant, 12 week public consultation. A further assessment of the need for an EQIA will be made after responses have been reviewed.

Furthermore, the Draft Investment Strategy will be updated in light of consultation responses and thereafter presented to Committee and Council for formal adoption and implementation of the strategic recommendations (where affordable).

Recommendations

It is recommended that Members:

- Give indicative approval for the Draft Pitches Condition Survey & Investment Strategy.
- Approve officers to initiate a S75 compliant, 12 week public consultation on the Draft Investment Strategy (excluding cost estimates); and
- Agree that officers update the Strategy in light of consultation responses for final consideration and approval by Committee and Council.

4. Strategic Recommendations

These strategic recommendations reflect the issues emerging from the audit process. They cover the eight sports – association football, gaelic games, rugby, hockey, tennis, cricket, athletics, lawn bowls – as well as multi use games areas. The focus is on potential developments at Council-owned pitches, however it is recognised that the community and education sectors also provide and operate pitches; the Council’s ‘pitches’ account for 56% of pitches in all ownerships (excluding the education sector where pitches are generally less available for community use).

Council Facility Developments

The following table deals with facility developments at Council-owned sites that will be Council-led. Each item is given a priority rating based on the extent of its impact on adequacy of provision and related issues such as the cost of maintenance and the potential to benefit health and well-being in the community. The priority ratings are linked to a broad indicative timeline:-

Priority 1 – Years 1 to 3

Priority 2 – Years 2 to 4

Priority 3 – Years 3 to 5

Indicative/capital costs have been developed where appropriate. The total capital cost is £9.925 million, as follows:-

		£
Priority 1	Years 1 to 3	3,640,000
Priority 2	Years 2 to 4	5,385,000
Priority 3	Years 3 to 5	900,000
	Total	<u>£9,925,000</u>

Facility Developments – Council Sites

Item No	Description	Comment / Link to Audit	Multi Sport & Partnership Potential	Impact	Indicative Capital Costs								
<u>ASSOCIATION FOOTBALL</u>													
1.	Develop additional floodlit 3G provision where need is evidenced.	<p>The demand for mid-week training accommodation in the Coleraine area exceeds supply. Added to this, small sided games activity at the University of Ulster has reportedly outstripped supply. An additional 3G pitch in the Coleraine area could potentially address both mid-week training requirements and act as a second site for small sided games on Saturday mornings (see Item 20 for more detail on location and cost).</p> <p>There is a limited provision for mid-week training in the Portrush/Portstewart area. Club development is being constrained; efforts by clubs to develop more participation, not least amongst females and young people are hampered by the lack of suitable facilities for training.</p>	Depending on location there may be partnership potential with local clubs. Facilities should be presented as multi-sport and multi-activity. Explore ‘partnership’ potential through local clubs (via capital grants programme) and the associated cost savings.	Additional floodlit 3G training facilities will better facilitate the demand for mid-week training.	<table> <tr> <td>Floodlit 3G 140m x 90m</td> <td>£1m</td> </tr> <tr> <td>Floodlit 3G 70m x 40m</td> <td>£250k</td> </tr> <tr> <td>Ancillary accommodation</td> <td>£300k</td> </tr> <tr> <td style="text-align: right;">Total</td> <td>£1.55m</td> </tr> </table>	Floodlit 3G 140m x 90m	£1m	Floodlit 3G 70m x 40m	£250k	Ancillary accommodation	£300k	Total	£1.55m
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2.	Ensure existing Council facilities for association football in the Limavady area are used to their full potential; consider the potential to increase the quality, capacity and flexibility of the facilities at Scroggy Road and Roe Mill Playing Fields.	One example of a Council site not used to its full potential is at Roe Mill Playing Fields. Here the pavilion has 6 changing rooms however one room is given over to a local pigeon club whilst two other rooms, due to their small size, are needed for a single team. Effectively this means only 4 teams (2 pitches) can be accommodated simultaneously. There are 4 pitches at Roe Mill Playing Fields requiring 8 changing rooms. A new pavilion and further improvements to the existing grass pitches are required.	<p>There is some potential to develop a 3G training area and improve the quality and scale of provision at the Roe Mill site. Partnership potential should be explored.</p> <p>Location on the site should be on the raised area adjacent to the tennis courts so avoiding the flood plain at Roe Mill.</p>	This will make better use of the Council's pitches at Roe Mill Playing Fields by unlocking the full capacity of the 4 pitches.	New 8 room pavilion Floodlit 3G 70m x 40m	£1.25m <u>£250k</u> Total £1.5m

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3.	Consider existing pitches across the Borough that have playability issues for remedial work to the playing surface and/or changing accommodation.	The Council has 57 grass pitches (full size and youth size) of which 11 are judged to be of <i>standard</i> quality and 4 of <i>poor</i> quality, the remainder being <i>good</i> quality, in accordance with Sport England's Non Technical Assessment system. The need is to bring all Council pitches up to <i>good</i> quality, so enhancing the playing experience and minimising the risk of match cancellations. In some cases it is poor changing accommodation that risks pitches not being used to their full potential.	None	The objective is to ensure all grass pitches remain playable throughout the season, reducing cancellations and the need to rearrange fixtures. A target of improving 2 pitches each year for 5 years at an average cost of £50k per pitch is set.	10 pitches @ £50k £500k
4.	Extend the existing changing accommodation at Riada Playing Fields.	Riada Playing Fields offers 7 grass pitches, a 3G pitch and an AstroTurf pitch. The present changing pavilion has 6 team changing rooms which falls short of the need for changing on a busy Saturday. An assessment of the ideal number of changing rooms, to suit existing and future demand, should be carried out.	None.	This will assist in positioning Riada Playing Fields as a major sporting hub within the Borough.	Increase the existing accommodation (by 4 team rooms) to include consideration of referee's facilities, DDS requirements, 'dry' room (team talks, coaching, etc) and public toilets. This should be carefully designed and located to also consider the needs of hockey at the site (see Item 10).

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5.	Consider the potential to improve grass pitches in line with evolving grass pitch technologies, such as <i>sand fibre natural grass</i> .	A sand fibre natural grass pitch reportedly has a weekly capacity of between 10 and 20 hours of use, depending on maintenance regimes and weather conditions; Ulster University has recently completed such a pitch at its Coleraine campus. The need for increased capacity grass pitches should be considered after new 3G pitches have had a 'settling in' period.	There is potential for association football, gaelic games and rugby clubs to access 'hybrid' grass pitches for mid-week training and they could be marketed as 'multi sport'.	Increasing the capacity of grass pitches will result in greater use of Council resources, not least changing accommodation which is generally not used from one weekend to the next.	Convert 2 existing grass pitches to hybrid/sand fibre plus floodlighting £400k
6.	Implement an appropriate Pitch Usage Policy and maintenance programme.	Parks and Estates department in Council to introduce a programme of routine, programmed and major maintenance activities across the pitch estate and introduce a Pitch Usage Policy.	This policy should be devised in liaison with user groups and clubs to engender understanding and acceptance of the need for and content of the policy.	The Council's pitches will be preserved and protected, enhancing their quality and playability.	None.

GAELIC GAMES

7.	Develop additional grass pitch facilities in the Dungiven area.	Two local clubs have each expressed the need for increased access to pitches (St Canice's – men's football and Kevin Lynch – hurling) whilst two other clubs (St Canice's – ladies football and St Patrick's – camogie) have no 'home' pitch. The new 3G pitch	A site has not been identified. Consideration should be given to a range of options including, for example, a partnership with a local club or other provider.	A pitch in Dungiven could be shared by local clubs, a mix of training and matches. The development of local clubs will be supported.	New grass sand mattress pitch - 140m x 90m with floodlighting Pitch £100k Lights £200k Changing & ancillary accommodation (4 rooms) £500k Total <u>£800k</u>
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		(approximately 90m x 60m) at Dungiven Sports Centre has helped with the need for mid-week training, however is not suitable for matches.			
8.	Identify Council sites surplus to requirements and consider their future use.	The audit evidences a number of Council-owned grass pitches that are no longer in use, most likely due to changing demographics over time. Examples include pitches at Drumsum, King's Lane, Armoy and Mosside. Gaelic games clubs are particularly challenged by a shortfall in training facilities. An exercise to match clubs with surplus pitches in their local area may assist in addressing this shortfall. Clubs availing of this opportunity may be able to raise/source funds to carry out upgrading work as necessary.	Depending on the location and scope of a pitch being offered and a club's plans for its re-development (eg, 3G and floodlit) the potential for multi-sport use could be good. Partnership potential in terms of clubs and the Council working together on upgrading/re-development projects is good.	This will potentially make better use of parts of the Council estate that are presently surplus to requirements. Depending on the responses from clubs it will help to alleviate the shortfall in training facilities thereby assisting in clubs' development including levels of participation. In considering sites currently surplus to requirements the main options are:- (i) Long term lease to local clubs who would be required to raise their own funds. (ii) Re-develop, at Council's cost, for use by local clubs.	Capital grants programme

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				(iii) Retain for informal recreation use and possible future development.							
<u>RUGBY</u>											
9.	Depending on the long term future of the club there is a need to replace the changing accommodation at Armoy Rugby Club and complete drainage work on the pitches. Council to explore construction options for changing accommodation, including modular options.	Presently the changing accommodation is in very poor condition and not fit for purpose. The site, known as Lime Park, is owned by the Council and leased to the club.	Some potential for other sports clubs to use the site for training but only if the pitches are upgraded. The changing accommodation would be managed and maintained by Armoy Rugby Club.	Armoy Rugby Club's on-going operation and development is severely constrained by the present changing accommodation. This will assist them in sustaining the club and to deliver their sports development plan.	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Drainage works</td> <td style="text-align: right;">£40k</td> </tr> <tr> <td>Changing accommodation (4 rooms)</td> <td style="text-align: right;">£500k</td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: right; border-top: 1px solid black;">£540k</td> </tr> </table> <p>(The cost of providing changing accommodation is dependent on the type of construction; a bricks and mortar building will typically cost more than a modular construction.)</p>	Drainage works	£40k	Changing accommodation (4 rooms)	£500k	Total	£540k
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<u>HOCKEY</u>											
10.	Consider the development of a changing pavilion in Riada Playing Fields adjacent to the AstroTurf pitch, especially suited to the requirements of female hockey players.	The present changing pavilion for Riada Playing Fields is some distance from the AstroTurf pitch. The audit reveals that accommodation in this pavilion is inadequate, not least for females.	The pavilion could be used by more than one sport. No partnership potential.	Female participation in sport is often constrained by inadequate changing accommodation. A second pavilion may encourage greater participation.	Refer to proposed accommodation and anticipated costs at Item 4. Consultation with the local hockey club and other clubs is advisable to determine a best fit solution.						

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11.	Replace the ageing surface on the AstroTurf pitch at Quay Road, Ballycastle.	This AstroTurf pitch is regarded as poor quality by the local men's hockey club, however, should the proposed AstroTurf pitch be developed at the shared campus project in Ballycastle the pitch at Quay Road could be viewed as surplus to requirements.	AstroTurf is a multi-sport surface. Partnership with Portrush Hockey Club may be possible.	A fit for purpose surface in Ballycastle will assist the local men's hockey club in developing under-age participation.	New AstroTurf surface (only required if the proposed AstroTurf surface at the shared campus does not proceed.)	£150k
<u>TENNIS</u>						
12.	Consider the development of improved tennis provision in the Coleraine area in respect of scale of provision and playing surfaces.	Presently two clubs in Coleraine share a single site – 4 courts with a bitmac surface unsuited to inter-club competition. This is unsustainable in terms of tennis development. Consultation identified local aspirations for an indoor tennis facility but it is considered likely that the lack of a fit for purpose outdoor facility is a greater limiting factor to the development of tennis in the area.	No multi sport potential. There may be some partnership potential with one or other of the clubs presently based at Anderson Park.	Providing artificial grass tennis courts in Coleraine will enhance the playing experience for club training and matches. It should encourage more participation in tennis and it will complement existing facilities and sports at the host venue.	Five new floodlit artificial surface tennis courts to accommodate club and community (pay 'n play) use. Due to the flood risk at Anderson Park a different location will be necessary. Capital project to include a pavilion building (changing, club rooms, toilet provision, DDA requirements) and parking.	£975k

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13.	Consider the value of a continuing tennis presence in Portrush in view of the proposed re-development of Portrush Recreation Grounds.	<p>The pavilion is no longer fit for purpose. There is a surplus of tennis courts at Portrush Recreation Grounds and an over-supply of courts across the Borough. The Council's vision is to re-design the site.</p> <p>Consultation with the local tennis clubs has indicated that the exposed nature of the site makes it unattractive for tennis. Even if upgraded facilities were provided, the Recreation Grounds is unlikely to ever become home to a tennis club.</p>	Tennis is unlikely to be a key consideration in the re-development of the Recreation Grounds.	Improved tennis facilities at the Recreation Grounds would only facilitate recreational tennis during the summer months.	The proposed project to re-develop the Recreation Grounds should give careful consideration to the costs and benefits of on-going tennis provision.	
14.	Carry out upgrade to the tennis pavilion in Ballycastle, including toilet provision and maintenance issues.	Pavilion accommodation offers only one female toilet whilst showers and changing areas are dated with poor lighting. Ventilation would appear to be inadequate. The roof reportedly leaks.	There may be some partnership potential with the neighbouring Ballycastle Bowling Club (private) whose pavilion building is in poor condition.	An upgraded pavilion in Ballycastle will better serve female tennis players and on an equal basis with male players. A dual-sport pavilion (tennis and bowls) will increase the awareness of and interest in both sports.	General upgrade works	£100k

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CRICKET					
15.	Consider supporting cricket clubs with specialist equipment to assist the delivery of training sessions and in maintenance of grass surfaces. This could be achieved through the capital grants programme.	The outdoor game in the Borough is played exclusively on club or school facilities – the Council may facilitate indoor training on an occasional basis. Clubs are constrained by not being able to purchase major items of equipment.	No multi-sport potential. Some partnership potential may be possible in the procurement of and sharing of equipment between cricket clubs.	Cricket has the least percentage of female participation of all the sports audited. Council support could be linked to sports development participation targets for minority groups.	Capital grants programme
16.	Consider the design of future indoor facility developments regards their suitability for indoor cricket practice.	As a sport cricket is constrained by being viewed as taking place in the summer months. None of the 5 clubs in the Borough have indoor facilities; 4 of the clubs are clustered in the Limavady area. Coleraine Leisure Centre has a projectile net on a single badminton court which has not been used for cricket practice in recent years due to the risk of balls damaging the ceiling. Roe Valley Leisure Centre's Minor Hall (3 badminton courts) projectile net was removed some years ago, however local clubs have used the hall during the summer for children's cricket sessions using adapted equipment.	Depending on their specification netting systems can be used for a number of sports including cricket and archery.	Potential to have a positive impact on participation generally and on female participation in particular through increased club use and sports development activities.	Projectile nets are estimated at £50k, to be included within the new CLC budget. Future provision in the new CLC also to consider indoor requirements for other sports.

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<u>ATHLETICS</u>					
17.	Develop perimeter walking/jogging paths (with lights) at a range of club and Council facilities. Also consider Quay Road Playing Fields and a section of the proposed Ballymoney-Ballycastle Greenway, Riada Playing Fields and Roe Mill Playing Fields.	<p>There is a need for safe jogging paths in urban areas. Other Council sites, urban and rural may also be considered. Walking/jogging paths are a simple way to encourage more people to get active and lead healthier lifestyles.</p> <p>It's noted that Ulster University has an aspiration to develop a 400m track at its Coleraine campus.</p>	<p>Multi sport/activity.</p> <p>Partnership potential may be possible through the Council's capital grants programme .</p>	<p>Whilst there are over 500 participants in the 5 athletics clubs in the Borough there are undoubtedly many hundreds more 'recreational joggers' who choose not to join a club. It is likely there are many people who aspire to being more active but are constrained by lack of safe jogging paths. The impact is quite simply more people becoming active and being able to sustain activity throughout the year, not just during the months of light evenings.</p>	<p>There are also opportunities for applications to the capital grants programme for related projects in club settings.</p> <p>£500k</p>
<u>LAWN BOWLS</u>					
18.	Consider a new approach to supporting lawn bowls including the provision of synthetic greens.	High maintenance costs (at least £10k per year per green) and low club membership numbers at the Council's greens point to the need to review how the Council continues to	With synthetic greens there is good potential for partnership arrangements between the Council and clubs operating on Council	The intended impact is to increase membership within lawn bowls clubs across the Borough, so making	<p>Convert (say) 3 natural grass greens to synthetic @ £120k</p> <p>Upgrade 1 grass green</p> <p style="text-align: right;">Total</p> <p>£360k</p> <p style="text-align: right;">£50k</p> <p style="text-align: right;">£410k</p>

Item No	Description	Comment / Link to Audit	Multi Sport & Partnership Potential	Impact	Indicative Capital Costs
		<p>support participation whilst achieving best value from its assets. Synthetic greens greatly reduce the maintenance costs and may be seen as encouraging greater participation through increased playability.</p>	<p>greens, including lease arrangements. A range of options for Council greens includes:-</p> <ul style="list-style-type: none"> ▪ Hand over maintenance responsibility along with a small equipment grant to the resident club. ▪ Conversion from grass to synthetic green(s). ▪ Transfer the asset to the resident club (with non-disposal conditions) along with a small equipment grant; the club manages and maintains the facility. <p>A separate business case should consider the cost effectiveness of these and other options.</p>	<p>them more sustainable in the long term.</p> <p>One of the natural grass greens at Portrush Recreation Grounds is assessed as being in 'poor' condition.</p>	
<p><u>MUGA's / TRAINING AREAS</u> (in this document the term 'MUGA' means a multi-sport training and small-sided games area, minimum dimension 37m x 18.5m in accordance with Sport England's recommendations for training facilities)</p>					

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19.	<p>Consider the development of MUGA's at Cushendall, Limavady, Dungiven, Castlerock, Dervock, Cloughmills and Portrush.</p> <p>The development of smaller MUGA's has some crossover with the work of the Council's Play Strategy.</p>	<p>The audit shows gaps in the provision of MUGA's in these areas. Community consultation (reported in the audit) supports the need for these facilities, however as each one is considered the Council will need to carry out further consultation to determine their purpose and the type/design best suited to the agreed purpose, not least the surface.</p>	<p>Multi-sport and multi-activity, potentially embracing play, recreation and sport dependent on agreed purpose. There may be partnership potential in some projects. Local need will help determine the primary purpose of a project and the design solution for the need.</p>	<p>Multi Use Games Areas (MUGA's) are a valuable asset for unstructured and semi-structured play by individuals and small groups that can encourage an interest in sport. Training areas are critical to support sports clubs' delivery of training sessions. The provision of additional MUGA's and training areas (minimum size 37m x 18.5m) will reduce the shortfall in these facilities revealed in the audit. Community feedback supports the need for more of these facilities.</p>	<p>Assume 8 floodlit MUGA's, average size approximately 40m x 20m</p> <p>£1.2m</p>
20.	<p>Develop a multi-sport synthetic training area at Rugby Avenue Playing Fields with a high specification synthetic surface suited to a range of sports; approximate size 140m x 90m. Ancillary</p>	<p>Local clubs have a particular need to access full-size training facilities in the winter pre-season period; club-based grass pitches are over-used in this period, partly due to clubs having more teams than they can accommodate on club facilities. The development of</p>	<p>The training area can be marked for a range of codes, giving it excellent multi sport potential.</p> <p>Some partnership potential depending on local clubs' appetite/ability.</p>	<p>Rugby Avenue Playing Fields offering as a sports hub enhanced.</p>	<p>Refer to Item 1</p>

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	accommodation (parking, pavilion) to be enhanced.	a third multi-sport synthetic training area at Rugby Avenue will complement the existing AstroTurf pitch and 3G pitch. It will help to further reduce the under-supply of one hour mid-week training slots for association football. Gaelic games particular need in the Coleraine area is for more training facilities, most notably for Eoghan Rua GAC.				
21.	Consider re-development of the Council's shale pitches where this is possible.	With the advent of synthetic turf technology, shale pitches are effectively redundant.	Multi-sport and partnership potential dependent on the nature of re-development.	This will assist in realising value from the Council's assets.	Budget allowance	£500k

CAPITAL SUPPORT FOR SPORTS CLUBS

22.	Support clubs in their aspirations for improved club-based facilities. This could be delivered through the Council's capital and minor grants programmes.	In consultation many clubs noted the need for facility developments and equipment improvements at club sites. Given the rural nature of parts of the Borough, many clubs serve communities where Council-supported opportunities for participation in sport and physical activity can be limited. A strategically focused grants programme can	Multi-sport outcomes may be possible dependent on the nature of improvements, however the focus here is to achieve better facilities for club-based activity to encourage participation and growth.	The audit reveals there are over 14,000 playing members in 109 clubs across the eight sports. Improved club-based facilities will result in increased participation, not least amongst young people in general and females in particular.	Council grant programmes.	
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Item No	Description	Comment / Link to Audit	Multi Sport & Partnership Potential	Impact	Indicative Capital Costs
		encourage partnership working and enhance VFM for the Council.			

Priority 1 – Years 1 to 3		
Item No	Description	Indicative Capital Costs
1.	Develop additional floodlit 3G provision where need is evidenced.	£1.55m
3.	Consider existing pitches across the Borough that have playability issues for remedial work to the playing surface and/or changing accommodation.	£500k
4.	Extend the existing changing accommodation at Riada Playing Fields.	£800k
6.	Implement an appropriate Pitch Usage Policy and maintenance programme.	n/a
8.	Identify Council sites surplus to requirements and consider their future use.	n/a
9.	Depending on the long term future of the club there is a need to replace the changing accommodation at Armoy Rugby Club and complete drainage work on the pitches. Council to explore construction options for changing accommodation, including modular options.	£540k
10.	Consider the development of a changing pavilion in Riada Playing Fields adjacent to the AstroTurf pitch, especially suited to the requirements of female hockey players.	Ref Item 4
11.	Replace the ageing surface on the AstroTurf pitch at Quay Road, Ballycastle.	£150k
13.	Replace the ageing surface on the AstroTurf pitch at Quay Road, Ballycastle.	n/a
14.	Carry out upgrade to the tennis pavilion in Ballycastle, including toilet provision and maintenance issues.	£100k
22.	Support clubs in their aspirations for improved club-based facilities. This could be delivered through the Council's capital and minor grants programmes.	Capital grants
Sub Total		£3,640,000

Priority 2 – Years 2 to 4		
Item No	Description	Indicative Capital Costs
2.	Ensure existing Council facilities for association football in the Limavady area are used to their full potential; consider the potential to increase the quality, capacity and flexibility of the facilities at Scroggy Road and Roe Mill Playing Fields.	£1.5m
7.	Develop additional grass pitch facilities in the Dungiven area.	£800k
12.	Consider the development of improved tennis provision in the Coleraine area in respect of scale of provision and playing surfaces.	£975k
16.	Consider the design of future indoor facility developments regards their suitability for indoor cricket practice.	CLC budget
18.	Consider a new approach to supporting lawn bowls including the provision of synthetic greens.	£410k
19.	Consider the development of MUGA's at Cushendall, Limavady, Dungiven, Castlerock, Dervock, Cloughmills and Portrush. The development of smaller MUGA's has some crossover with the work of the Council's Play Strategy.	£1.2m
21.	Consider re-development of the Council's shale pitches where this is possible.	£500k
Sub Total		£5,385,000

Priority 3 – Years 3 to 5		
Item No & Description		
Item No	Description	Indicative Capital Costs
5.	Consider the potential to improve grass pitches in line with evolving grass pitch technologies, such as <i>sand fibre natural grass</i> .	£400k
15.	Consider supporting cricket clubs with specialist equipment to assist the delivery of training sessions and in maintenance of grass surfaces. This could be achieved through the capital grants programme.	Capital grants
17.	Develop perimeter walking/jogging paths (with lights) at a range of club and Council facilities. Also consider Quay Road Playing Fields and a section of the proposed Ballymoney-Ballycastle Greenway, Riada Playing Fields and Roe Mill Playing Fields.	£500k
20.	Develop a multi-sport synthetic training area at Rugby Avenue Playing Fields with a high specification synthetic surface suited to a range of sports; approximate size 140m x 90m. Ancillary accommodation (parking, pavilion) to be enhanced.	Refer Item 1
Sub Total		£900,000
Strategy Total		£9,925,000

Other Providers

Whilst the Council is a major provider of sports pitches and facilities, sports clubs and others also provide and operate facilities. The Council-led facility development projects will not address all of the issues and need arising from the audit; there remains a residual need which other providers can assist in addressing. The most significant constraint faced by other providers is funding. Whilst many providers have or are able to raise a percentage of a project's cost through fundraising it is often not enough to enable a capital project to proceed. Recognising the contribution that sports clubs make to their communities it is recommended that the Capital Investment Programme's criteria be revised to recognise sports facilities providers as delivering community benefit within their current and future membership.

The audit process revealed a considerable number of sports and other providers identifying a need/aspiration for facility improvements at their sites:-

Gaelic Games

- Ballerin GAC Indoor 3G hall and community building
- Carey Faughs GAC Hurling wall and lights
- Cuchullains Dun Lathai GA&CC Third full-size grass pitch
- Kevin Lynch Hurling Club, Second full-size grass pitch
Dungiven
- Eoghan Rua GAC Coleraine Second full-size pitch and indoor training hall
- Glen Rovers GAC Additional changing rooms with dedicated spectator toilets, 1st aid room and gym
- Glenariffe Oisin CLG Clubhouse due to be demolished, will need alternative for club use
- Glenuillin GAC Upgrade to changing accommodation
- Kilrea GAC Storage and disability access
- Limavady Wolfhounds GAC Acquired land for grass/3G pitch development - no funding in place
- Loughgiel Shamrocks GAC Third full-size grass pitch – funding obtained through Council’s capital grant scheme (Oct 2017)
- McQuillan GAC Ballycastle Additional full-size pitch
- Naomh Padraig North Antrim Indoor winter training accommodation
- O Connors Glack GAA Fencing
- O'Briens Foreglen GAC In the short-term, floodlights and trim trail – in the long-term a second pitch
- Ruairí Og GAC, Cushendall 3G pitch suitable for club and community use
- Robert Emmett’s GAC, Cushendun 3G pitch in Cushendun
- St Brigid’s GAC Cloughmills Clubhouse upgrade
- St Canice's Ladies GFC, Dungiven Do not have own facilities, rely on heavily used local GAA club facilities
- St Colm's Drum GAC Floodlit sand-based grass training pitch
- St Mary's Faughanvale GAC New clubrooms and changing accommodation
- St Mary's Rasharkin GAC Indoor 3G community facility - applied for Peace IV funding
- St Mathew's GAC Has acquired ground for second grass pitch - no funding in place for development

- St Patrick's Camogie Club, Do not have own facilities, rely on heavily used local GAA club facilities
Dungiven
- St. Aidan's GAC Magilligan Floodlights for pitch and trim trail
- St. Canice's GAC Dungiven 3G training pitch and new changing accommodation - no funding in place

Rugby

- Coleraine RFC; training facilities
- Ballymoney RFC; training facilities
- Armoy RFC; pavilion accommodation
- Limavady RFC; synthetic pitch for hockey and association football

Hockey

- Coleraine Grammar; 1/2 on-site AstroTurf pitches
- Dalriada School; on-site AstroTurf pitch

Tennis

- Garvagh Tennis Club; replace bitmac with artificial grass
- Limavady Rec Club; pavilion upgrade

Cricket

- Equipment request from clubs

Athletics

- Ulster University; athletics track

Lawn Bowls

- Ballycastle Bowling Club; pavilion refurbishment and floodlighting.

These and other providers may look to take forward capital projects.