

|   |                                      |
|---|--------------------------------------|
| <b>Ballysally Youth &amp; Community Centre SOC</b>                  | <b>14<sup>th</sup> November 2017</b> |
| <b>To: The Leisure &amp; Development Committee<br/>For Decision</b> |                                      |

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

**The purpose of this report is to present a Strategic Outline Case in relation to Ballysally Youth & Community Centre.**

### **Background**

A report was taken to Committee in October 2017, in which the outcomes of a Strategic Outline Case for Ballysally Youth & Community Centre affirmed a need for community centre provision within the Ballysally Estate. The report requested Council to consider the findings of the Strategic Outline case and to therefore proceed to the next stage in developing a business case, namely the preparation of an Outline Business Case.

The Committee agreed that a decision on the issue be deferred for a period of one month to facilitate a site visit for councillors to the centre which took place on Friday 3<sup>rd</sup> November with 10 members in attendance.

### **Overview**

Ballysally Youth & Community Centre was built in 1980 as a joint project between NEELB and Coleraine Borough Council. The Centre was managed by the Council with a contribution towards operating costs provided by Education Authority (EA). The operating arrangement with the Education Authority ceased on 30<sup>th</sup> June 2017, and EA are currently paying for use of the hall when they need it as a user group.

A report to members at the Leisure & Development Committee on 11<sup>th</sup> April 2017 indicated that a review of operational requirements would be undertaken by Council's Sport & Wellbeing Service area to mitigate against the financial shortfall in the current year budget for the centre, and that a more strategic review of the provision of community facilities in Ballysally would be carried out by Council's Community & Culture Service area. This review would assess current provision of community facilities in Ballysally and identify options for moving forward.

This report presents proposals for the future development of Ballysally Community Centre as a result of the strategic review. The current situation in respect of the withdrawal of Education Authority funding, and the implications to the operational budget have been considered separately by Sport & Wellbeing. The Strategic Outline Case (SOC) is attached at **Annex A**.

## Methodology

Preparation of the Strategic Outline Case (SOC) involved the following methodology:

- Mapping of all facilities available for community use in Ballysally.
- Assessment of these facilities against agreed standards in Council's Strategic Framework for Community Centre Provision.
- Mapping of all services currently provided in Ballysally.
- Detailed analysis of current level of activities in Ballysally Youth & Community Centre.
- Open consultation session with local stakeholders in Ballysally/ Millburn Neighbourhood Renewal Area Working Group.
- Survey of centre users (groups that use as hall for hire as well as individual users).
- One to one consultations with key stakeholders:
  - Coleraine Surestart.
  - Building Ballysally Together (BBT).
  - Focus on Family (FOF).
  - Northern Ireland Housing Executive.
- Preparation of a Building condition Report (attached at **Annex B**).

## Key Issues

The consultation highlighted a number of key strategic issues which informed the identification of a set of potential options for Ballysally Youth and Community Centre and an associated set of recommendations for the way forward as laid out in the SOC.

In summary, the key strategic issues are as follows:

- Ballysally is an area of pronounced socio economic need, with persistent levels of multiple deprivation.
- The Centre plays a valuable role in providing facilities and activities which contribute to the improvement of conditions specific to children and young people, older people, families, health and well-being, education and employment and community development and co-ordination.
- There are no serious gaps in provision across all providers in Ballysally in addressing these needs.
- There is a need for more work with marginalised youth, for example more outreach activities.
- More provision for day care for the over 4 age group (i.e. beyond the Surestart target age range) is needed.
- There is growing pressure on the housing stock in Ballysally and increasing housing waiting lists.
- The capacity of Ballysally Youth and Community Centre as a means of impacting on needs and addressing increasing levels of demand is not being maximised fully and an opportunity exists to make better use of Ballysally Youth and Community Centre.
- There is a need for co-ordination of local provision to better meet local needs and a more joined-up approach to addressing needs.

## Options

The Strategic Outline Case identifies a number of options for moving forward that would be considered in detail as part of an Outline Business Case:

1. Do Nothing.
- 2(a). Refurbish existing building.
- 2(b). Renovate/ extend existing building.
3. Small Scale New Build Facility.

4. Large Scale New Build Facility.
5. New Build Facility at a different location.

The SOC also recommends a number of parallel actions:

(a) The creation of a Users' Forum as a vehicle to focus on both increasing the usage of the centre by key stakeholder groups, and to build increased opportunities for collaboration in terms of both planning and delivery of locally based services for the benefit of the local community.

(b) Structured dialogue should be prioritised with two key stakeholders, namely Surestart and NI Housing Executive, given the critical context of rising childcare and domestic housing demand.

### **Next Steps**

If Council approves the Strategic Outline Case, the next step would be to progress to preparation of an Outline Business case with significant detail around identifying a 'preferred option' with full implementation implications such as finances required, management arrangements, risk assessment, marketing planning and post project evaluation. This would also involve robust consultation with key stakeholders around the preferred option to gain a clear consensus on future delivery arrangements.

### **Recommendation**

- i. **Prepare an Outline Business Case for Ballysally Youth & Community Centre that explores in detail the options identified in the Strategic Outline Case and identifies a preferred option.**
- ii. **Progress the other actions recommended in the Strategic Outline Case.**



## Strategic Outline Case

### Ballysally Youth and Community Centre



Produced by:



July 2017

**CONTENTS**

|                                       | <b>Page</b> |
|---------------------------------------|-------------|
| <b>1. Introduction</b>                | <b>3</b>    |
| <b>2. Needs Context</b>               | <b>5</b>    |
| <b>3. Needs Context</b>               | <b>9</b>    |
| <b>4. Review of Current Provision</b> | <b>14</b>   |
| <b>5. Key Strategic Issues</b>        | <b>28</b>   |
| <b>6. Recommended Next Steps</b>      | <b>31</b>   |

## 1. INTRODUCTION

1.1 Ballysally Youth & Community Centre was built in 1980 as a joint project between NEELB and Coleraine Borough Council. The Centre has continued to be managed by the Council with a contributed towards operated costs provided by Education Authority each year. The Centre is located in Ballysally ward, which is a Neighbourhood Renewal area.

1.2 The Education Authority has advised that they no longer wish to continue this operating arrangement and that this arrangement ceased on 30<sup>th</sup> June 2017, after which time they will book and pay for use of the hall when they need it as a user group.

NOTE: This report presents proposals for the future development of Ballysally Community Centre. The current situation in respect of the withdrawal of Education Authority funding, and the implications to the operational budget are to be considered in a parallel Sport & Wellbeing Facility Management report.

1.3 Whilst this has represented a short term challenge, Causeway Coast and Glens Borough Council recognised that there also needs to be a more strategic review of the provision of community facilities in Ballysally to identify current under/over provision and best options moving forward.

1.4 In this context Blueprint Development Consultancy were appointed to produce a Strategic Outline Case to:

1. Review current provision of services/facilities
2. Identify any gaps and/or duplication
3. Identify options for moving forward
4. Recommendations for moving forward

## Methodology

1.5 A robust methodology was implemented to deliver production of the Strategic Outline Case. This entailed:

- Steering meetings with Council staff
- Desk based review of relevant documentation, including the Council's mapping exercise of all community facilities and assessment against agreed standards for community centres and the Council's audit of current services provided in Ballysally
- One to one interview with Ballysally Community Centre Manager
- Open consultation session with Ballysally Millburn Neighbourhood Renewal Working Group
- Survey of centre users
- One to consultations with key stakeholders:
  - Coleraine Surestart
  - Building Ballysally Together (BBT)
  - Focus on Family (FOF)
  - Northern Ireland Housing Executive
- Production of draft and final Strategic Outline Case reports

## 2. NEEDS CONTEXT

### Geography

Ballysally is a large housing estate located on the north eastern edge of Coleraine (large town population approx. 24,634<sup>1</sup>). The Ballysally estate borders Millburn estate, and both areas (plus The Heights area of Coleraine) are included in the Neighbourhood



Renewal programme managed by the Department for Communities.

### Population and socio-economic statistics

Statistics from the Northern Ireland Statistics and Research Agency (NISRA) state that the population of Ballysally Ward on Census Day March 2011 was 2,470 (51.54 per cent female) living in 1,023 households (average 2.4 per household). In June 2015<sup>2</sup> the population was estimated to be 2,517 (52.2 per cent female). The age profile in June 2015 was as follows:

**Table 1: Age profile Ballysally Ward June 2015**

| Age range     | Estimated population | %          |
|---------------|----------------------|------------|
| 0 – 15 years  | 690                  | 27         |
| 16 – 39 years | 776                  | 31         |
| 40 – 64 years | 804                  | 32         |
| 65 years plus | 247                  | 10         |
| <b>Total</b>  | <b>2,517</b>         | <b>100</b> |

<sup>1</sup> <http://www.niassembly.gov.uk/globalassets/documents/raise/publications/2015/general/9915.pdf>

<sup>2</sup> <http://www.ninis2.nisra.gov.uk/public/AreaProfileReportViewer.aspx?>



- Ethnicity:** 99 per cent of the resident population of Ballysally were from the 'white' ethnic group, with a similar percentage identifying themselves as British or Northern Irish.
- Housing:** Regarding housing, 58 per cent of accommodation was rented and 38 per cent of properties were owner occupied. Almost 20 per cent of households were headed by a lone parent with dependent children. 41 per cent of households did not have access to a car or a van for transport.
- Health:** In March 2011, 23 per cent of residents of Ballysally ward stated that they had a long-term health problem or disability that limited their day-to-day activities. 10 per cent of the resident population stated that they provided unpaid care to family, friends or neighbours.
- Education:** 57 per cent had no or low level formal qualifications (4 GCSE O-levels or less)
- Employment:** 49 per cent of the population was in paid employment  
8 per cent unemployed

### **Multiple Deprivation Measure (NIMDM) 2010**

The Northern Ireland Multiple Deprivation Measure (NIMDM) 2010 provides information on seven types of deprivation, and an overall measure of multiple deprivation for small areas. Electoral Wards are ordered from most deprived to least deprived and ranked, with the most deprived ward ranked '1' and the least '582'.

The deprivation rankings<sup>3</sup> for Ballysally in 2010 are given in Table 2 below.

**Table 2: NIMDM rankings for Ballysally Electoral Ward (2010)**

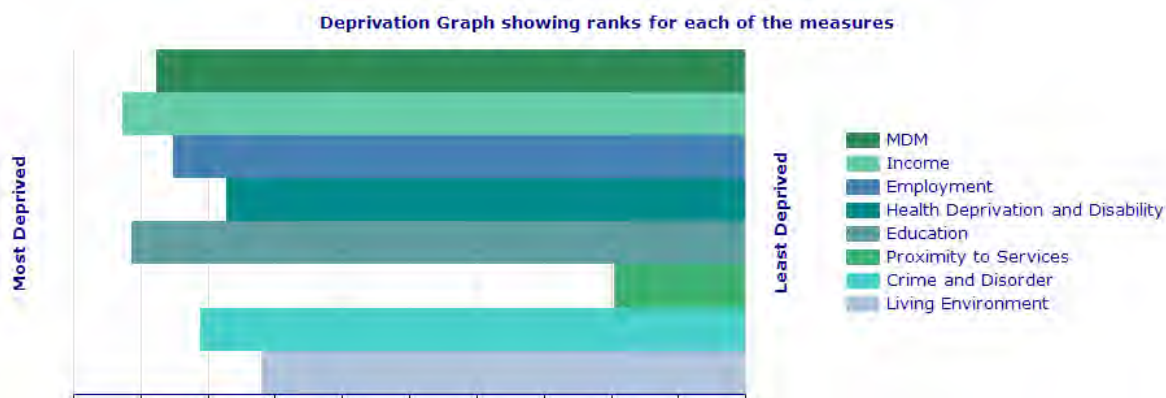
| <b>Ballysally</b>                         | <b>Rank out of 582 Electoral Wards (2010)</b> |
|---|---|
| Multiple Deprivation measure              | 72  |
| Income Deprivation                        | 43  |
| Employment Deprivation                    | 86  |
| Health and disability Deprivation         | 132   |
| Education and Skills Training Deprivation | 50  |
| Proximity to Services Deprivation         | 468   |
| Crime and Disorder                        | 110   |
| Living Environment                        | 163   |

---

<sup>3</sup> Northern Ireland Multiple Deprivation Measure 2010 Summary Measures (administrative geographies), NISRA Demography

Figure 1 below shows that Ballysally is most deprived in Income, Education and Employment, and least deprived in Proximity to Services.

**Figure1: Graph illustrating deprivation ranks for each measure in Ballysally Ward**



**Table 3: Ballysally Estate Housing Stock:**

|               | NIHE owned | Sold |
|---------------|------------|------|
| House         | 417        | 163  |
| Flat          | 116        | 3    |
| Bungalow      | 49         | 4    |
| Maisonette    | 0          | 0    |
| Cottage       | 0          | 0    |
| Total         | 582        | 170  |
| Of which Void | 3          | -    |

Total current and ex-NIHE stock is 582 + 170 = 752.

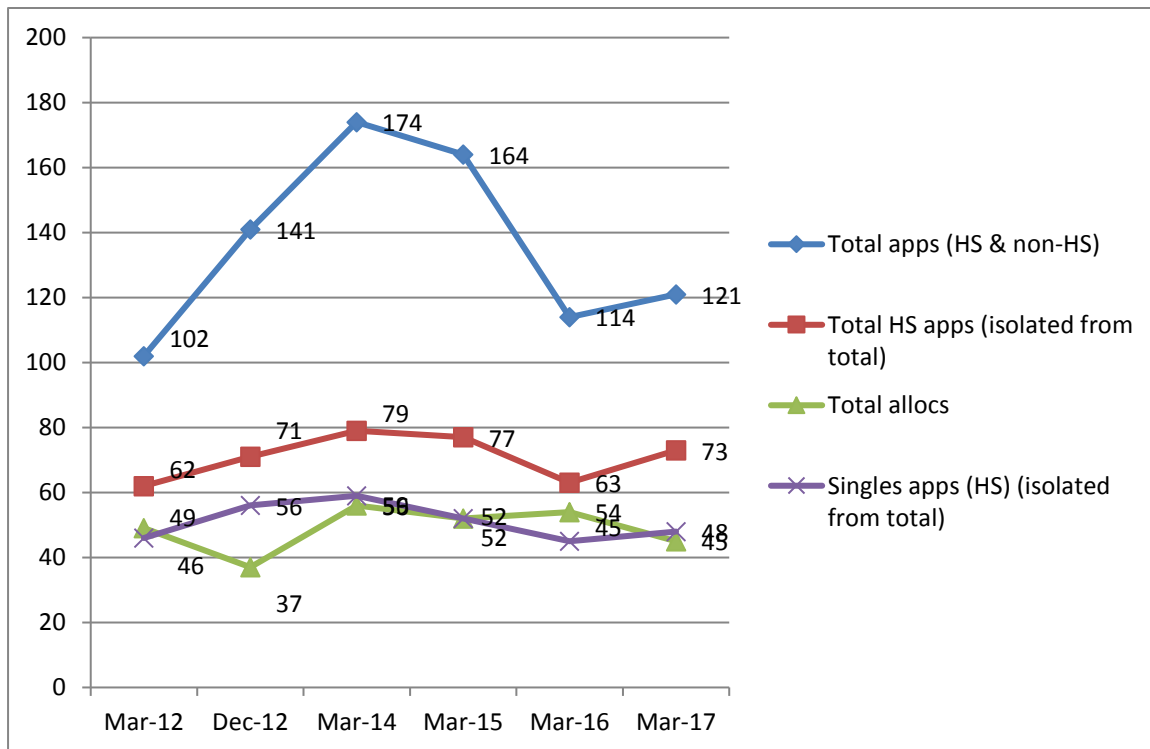
Table 4: Ballysally Waiting List, March 2017

|  | Singles | Small Adult | Small Family | Large Adult | Large Family | Older Person | Total |
|--|---------|-------------|--------------|-------------|--------------|--------------|-------|
| Total Applicants                       | 72      | 7           | 25           | 2           | 10           | 5            | 121   |
| Of which Applicants in Housing Stress* | 48      | 5           | 12           | 2           | 3            | 3            | 73    |
| Allocations in past 12 months**        | 17      | 2           | 19           | 0           | 4            | 3            | 45    |

\* Included in Total Applicants above

\*\* Includes both Housing Stress and non-Housing Stress applicants

Figure 2: Waiting List Trend Graph – Ballysally CLA





### 3. STRATEGIC CONTEXT

The provision of community facilities in Ballysally has a strategic foundation in a range of strategies, both local and regional, as follows:

- The Draft NI Programme for Government 2016-21
- Regional Development Strategy 2035
- Department for Communities Urban Regeneration and Community Development Framework 2013
- Department of the Environment's Strategic Planning Policy Statement (SPPS) 2015
- Causeway Coast and Glens Borough Council Strategy 2015-19
- Causeway Coast and Glens Borough Council Community Development Strategy 2015-18
- Causeway Coast and Glens Borough Council Leisure Strategy
- Causeway Coast and Glens Local Development Plan
- Causeway Coast and Glens Strategic Framework for Community Centre Provision

The **Draft NI Programme for Government 2016-21 Framework** contains 14 strategic outcomes which, taken together, set a clear direction of travel and enable continuous improvement on the essential components of societal wellbeing. They touch on every aspect of government, including the attainment of good health and education, economic success and confident and peaceful communities. Community facility provision at Ballysally particularly addresses the following outcomes:

*We connect people and opportunities through our infrastructure*

*We have created a place where people want to live and work, to visit and invest*

*We give our children and young people the best start in life*

*We enjoy long, healthy, active lives*

## **Regional Development Strategy 2035**

There are a number of policies within the RDS which are relevant to community centre provision. The Regional Development Strategy sets out eight aims, which are based around the three themes of environmental, economic and societal. One of the aims is: To promote development which improves the health and well-being of communities. The RDS recognises that improved health and well-being is derived not only from easy access to appropriate services and facilities, although this is important, but also from the creation of a strong economy set within a safe and attractive environment.

***RDS - RG6: Society - Develop integrated services and facilities.***

***RDS 12: Grow the population of hubs and clusters of hubs***

***RDS - SFG13: Sustain rural communities living in smaller settlements and the open countryside***

***RDS 2035 - SFG 14: Improve accessibility for Rural Communities***

**Department for Social Development's Urban Regeneration and Community Development Policy (URCD) Framework (July 2013)** sets out the strategic direction for the delivery of urban regeneration and community development policies and programmes in Northern Ireland both before and after the Reform of Local Government. The policy is structured around four policy objectives which aim to address the underlying problems of urban areas and maximise the impact of community development. These are deliverable through four supporting actions which will help develop a more conducive policy and financial environment to support the policy objectives:

*To develop more cohesive and engaging Communities;*

*To tackle area based deprivation;*

*To improve linkages between areas of need and areas of opportunity; and*

*To strengthen the competitiveness of our Towns and Cities*

## **Department of the Environment's Strategic Planning Policy Statement (SPPS) 2015**

The Strategic Planning Policy Statement acknowledges the opportunity that the provision of public services has in the creation and enhancement of shared space for everyone, recognising the economic advantages of maximising shared space and the intangible benefits that come from a more diverse, enriched environment (page 18). It also acknowledges the importance of creating well-linked, mixed-tenure neighbourhoods, with opportunities for communities to share access to local employment, shopping, leisure and social facilities.

The Regional Strategic Policy Section (page 95) states that the new Local Development Plans (LDPs) should allocate sufficient land to meet the anticipated needs of the community in terms of health, education and other public services. The core planning principles of the new two-tier planning system are:

**Improving Health and Well-being;**

**Creating and Enhancing Shared Space;**

Supporting Sustainable Economic Growth;

Supporting Good Design and **Positive Place Making**; and

Preserving and Improving the Built and Natural Environment

**Causeway Coast and Glens Borough Council's Strategy 2015-19** sets the direction and standards for the Council to take over the next four years. Five Strategic Themes have been set:

Leader and Champion

Accelerating Our Economy and Contributing to Prosperity

Innovation and Transformation

**Resilient, Healthy and Engaged Communities**

Protecting and Enhancing Our Environments and Assets

In achieving the outcome of Resilient, Healthy and Engaged Communities, Council will work to support healthy lifestyle choices for all citizens, ensuring that citizens will have access to Council recreational facilities and protected natural environments

which help them to develop their physical, emotional and cognitive health as well as working to develop and promote stable and cohesive communities across the Borough.

In this context Ballysally Youth and Community Centre community centre can be seen as a tool in the creation of a cohesive and shared community and in the regeneration of the local area, helping place the Ballysally community at the heart of decision making.

### **Causeway Coast and Glens Borough Council Community Development**

**Strategy and Action Plan 2015-18** was approved in March 2015 as a result of the identification of common issues and needs, alongside a number of potential areas for greater collaboration. Fifteen key actions across four strands of community development are identified for the CC&G:

Strand 1: Promotion of Core Community Capacity Building

Strand 2: Promotion of Productive Engagement

Strand 3: Targeting of Deprivation and Evidenced Need through Partnership Working

Strand 4: Supporting Community Infrastructure to maximise Sustainability

One of the key strategic priorities within the strategy is 'Supporting Communities to achieve their maximum level of sustainability', which includes facilitating the strategic development of a Community Centre Policy for the Council which will put forward Council's position in relation to the provision of and support for community centres. As such, it represents a basis to make decisions about investment in Council's own stock of community centres.

### **Causeway Coast and Glens Borough Council Sport and Leisure Facilities**

**Strategy 2015** is set within the context of service delivery for the Health Well-being & Sport Unit and its service level mandate – namely a high quality service provision that is based on need, is affordable and sustainable and improves not only the lives of our community and visitors to the area, but also the way in which we do things.



It also links directly with the strategic aim for the unit; to ensure leisure and sport contributes to making the new Causeway Coast & Glens Borough Council a healthy, vibrant and inclusive community by;

- Ensuring the facilities and services on offer meet the needs of the community and visitors to the area for the betterment of their health and well-being and provides the opportunity to increase existing participation levels.
- Providing accessible and quality facilities and services for residents and visitors to the area which operate in an efficient and effective manner. Developing and improving partnerships designed to improve the efficiency and effectiveness of our services.

The Facilities Strategy is particularly relevant to any development of Ballysally Youth and Community Centre given that the Centre is adjacent to football pitches and changing facilities and also because leisure activities take place within the Centre itself.

### **Causeway Coast and Glens Local Development Plan**



From a planning and sustainability perspective, the planning of community facilities should be undertaken within the context of the emerging Local Development Plan for Causeway Coast and Glens. This is guided by the Regional Development Strategy (RDS) 2035.



### **Causeway Coast and Glens Strategic Framework for Community Centre Provision**


The strategic framework provides an agreed pathway to proactively identify gaps in community centre provision in the Borough, guides Council decision making in relation to capital investment in community centres - both the existing stock of Council owned Centres and also applications from the community/voluntary sector through the Capital Grants Programme. The Framework identifies 7 key standards for Community Centre provision.

**4. REVIEW OF CURRENT PROVISION**

**4.1 Overview of local provision**

| <b>Name of facility</b> |  | <b>Summary information</b>  |
|-------------------------|--|---|
| <b>1</b>                | Ballysally Youth and Community Centre<br> | <ul style="list-style-type: none"> <li>• Council owned and managed facility – 8 staff FT in partnership with Education Authority (<u>Under review</u>)</li> <li>• Seven rooms available for community use, plus outdoor sports pitches</li> <li>• Facilities in use five days per week Mon – Fri (plus Saturday pitches usage) mainly by Ballysally-based groups but including broader Coleraine area</li> <li>• User groups range from Over-55s to Tots and Carers and include skills training, health and wellbeing awareness and Youth Club meetings twice weekly</li> <li>• Facilities accessible by persons with disabilities</li> </ul>   |
| <b>Name of facility</b> |  | <b>Summary information</b>  |
| <b>2</b>                | Building Ballysally Together<br>        | <ul style="list-style-type: none"> <li>• Four NIHE buildings renovated for community use.</li> <li>• Facilities managed by Building Ballysally Together</li> <li>• Three medium / small spaces available for community group use, but plans in place to secure funding to convert additional currently space</li> <li>• Activities include operation of social enterprise Sally's Café as well as support to local enterprise (beauty therapy) and a range of education programmes including First Aid, Child Protection training, cultural events, exhibitions, BBQs and family fun days.</li> <li>• Volunteers also run a community garden project, with associated training on nutrition and wellness.</li> <li>• Facilities not accessible by persons with disabilities.</li> </ul> |

| Name of facility   | Summary information  |
|--|--|
| <p><b>3</b> Focus on Family</p>                   | <ul style="list-style-type: none"> <li>• Five NIHE buildings renovated for community use.</li> <li>• Charity started in 1995. Growth through support from Sure Start (2000) and Neighbourhood Renewal Funding (2004).</li> <li>• Primary organisational focus is childcare and support to parents and carers</li> <li>• Facility has 17 paid staff including a Centre Manager, a Childcare Manager; Building Supervisor; a Nurturing Coordinator; a Finance Officer; a Domestic Abuse Programme Coordinator and various childcare staff.</li> <li>• Other activities include arts and crafts, Job Club, cookery, complimentary therapies, healthy relationship programmes and counselling services</li> <li>• Downstairs spaces are accessible. Rooms located upstairs are accessible by chair lift.</li> </ul>        |
| <p><b>4</b> Ballysally Presbyterian Church</p>  | <ul style="list-style-type: none"> <li>• Large church complex with two medium sized halls and two medium / small meeting rooms.</li> <li>• Facilities in good state-of-repair with only minor renovations needed in places.</li> <li>• Facility has two FT and two PT paid staff to provide programme and administrative support to the Reverend.</li> <li>• Multiple activities ongoing each week day including mother and toddler, Girls Brigade, various clubs (Kids, Youth, Men, Women, Pensioners)</li> <li>• Programmes with men, women and youth include information on mental and sexual health awareness.</li> <li>• Evidence that the facilities are very well used by a variety of community members – not only congregation-based.</li> <li>• Facilities accessible by people with disabilities</li> </ul> |

| Name of facility |  | Summary information   |
|------------------|--|---|
| 5                | Ballysally Primary School<br> | <ul style="list-style-type: none"> <li>• Primary school providing education to 266 pupils aged 5 – 11 years</li> <li>• Makes facilities available if requested e.g. large meetings for the Cornfield project</li> <li>• Hosts the annual Ballysally Health Fair, which is supported by the local organisations and residents</li> <li>• Facilities not used by community groups outside core purpose (primary education) unless requested.</li> </ul> |

#### 4.2 Summary of Children’s Services in Ballysally area

| Service   | Details   | Delivery        |
|---|---|-----------------|
| Respite<br>Creche   | Childcare service to family at time of need or in need of additional support – Baby and Toddler rooms.<br><br>Staff salaries for eight staff plus Childcare Manager, running costs, management costs, resources and contribution towards finance and admin.   | Focus on Family |
| Sure Start<br>Developmental<br>Programme for<br>Two to Three<br>Year Olds | Delivery of programme to children aged 2-3 years in order to provide quality play experiences and opportunities to support parents. Three sessions per week to 12 children from September to June each year. This includes home visits, stay and plays with parents, outings and parent workshops.<br><br>Staff salaries for four staff, running costs, management costs, resources and contribution towards finance and admin. | Focus on Family |
|   |   |                 |

|  |   |   |
|--|---|---|
| <p>Sessional<br/>Childcare</p>         | <p>Childcare sessions of four hours and under to support parents attending programmes or groups:</p> <ul style="list-style-type: none"> <li>• Family Links Nurturing Programme 11 weeks x 1 pa</li> <li>• Family Links Nurturing Programme 4 weeks x 1 pa</li> <li>• Baby Massage 5 weeks x 1 pa</li> <li>• Hanen 9 weeks x 1 pa</li> </ul> <p>Delivery of these programmes are delivered by the Sure Start team in the centre and the funding is provided by Sure Start for crèche staff which enables parents to attend whilst their children receive care.</p> | <p>Ballysally Youth and Community Centre</p>  |
| <p>Family Support</p>                  | <p>All families in catchment area receive visits to promote Sure Start services and support families through information given and signposting. In order to support families in each housing area of Coleraine, members of the Family Support Team are based in a number of centres. This means the Family Support Team are accessible to parents as well as working in partnership with staff at these centres.</p>  | <p>Two staff at Ballysally Youth and Community Centre and one at Focus on Family</p>                          |
| <p>Input into Early Years Services</p> | <p>The provision of play programmes on a regular basis to children in early years settings and their parents. Sure Start staff deliver a range of early years support services in the estate. This includes craft, storytelling, music and movement sessions to children at early years settings or for parents and children who attend the settings.</p>   | <p>Tots and Carers at BYCC; 2YOP and Respite Creche at Focus; Ballysally Playgroup and Ballysally Nursery</p> |

| <b>Service</b>      | <b>Details</b>  | <b>Delivery</b>   |
|---------------------|---|---|
| Home Visits         | As well as Family Support Visits, families can access a range of other home support. Both play and Bookstart visits from the Sure Start Early Years Outreach team. Speech and Language Home Visits and visits relating to children's health and wellbeing are also carried out as required.   | Homes   |
| Speech and Language | A range of speech and language support services are provided by the Sure Start Speech and Language Therapist and EY team. This includes screening children, info sessions for parents, support to children having been identified as having speech, language and communication needs and support to staff and parents regarding strategies. | 2YOP at Focus;<br>Ballysally<br>Playgroup and<br>Ballysally Nursery |

### 4.3 Ballysally Youth and Community Centre Provision

4.3.1 Ballysally Youth and Community Centre sits on a significant site with a range of playing fields beside it. The Centre opened its doors to the community in October 1980 and from the early days has developed a vibrant community programme with innovative community projects. This is a large Centre located in the Ballysally estate next to the primary school and within a Neighbourhood Renewal Area.

In the year April 2015 – March 2016, the number of visits recorded accessing the centre was 34,302.

4.3.2 The Centre has a number of rooms within it including:

- A Main Hall which can cater for 150-200 people or act as 4 x 5 a side hall
- A computer suite with 10 computers and a data projector
- A conference/ training room for 25 people
- Storage room
- Arts and crafts room
- Kiln room
- Social area
- A general purpose minor hall for 50-60 people
- A kitchen area
- A playgroup room

4.3.3 The Centre also has an outdoor floodlit area which comprises:

- Multi Use Games Area (MUGA)
- 2 senior and 1 junior football pitches
- 6 changing rooms
- Referee room.

4.3.4 The outdoor facilities represent a significant resource in the area and are managed by Leisure Services in Council.

**4.3.5 Weekly Activities/User Group Hire**

|                  | <b>Mornings</b>  | <b>Afternoons</b>   | <b>Evenings</b>   |
|------------------|--|---|---|
| <b>Monday</b>    | Complimentary therapies<br>(in training room)<br>Children’s playgroup<br>(in playgroup room)   | Pilates (Minor hall)<br>Film Club (IT suite)  | Indoor football (in Main Hall)<br>Karate and Zumba (in Main Hall)<br>Over 50’s<br>(in social area and Minor Hall)       |
| <b>Tuesday</b>   | Children’s playgroup<br>(in Playgroup Room)<br>Tots and carers<br>(in social area and Minor Hall)<br>Computer class<br>(in IT suite) | Parkinson’s group<br>(in social area)<br>Afterschool<br>Technology<br>(in IT suite) | Youth Club<br>(in playgroup room, main hall, arts and crafts room, social area, minor hall, training room and It suite) |
| <b>Wednesday</b> | Children’s playgroup<br>(in Playgroup Room)<br>Nimble Needles group<br>(in social area)  |   | Outreach Youth Work<br>(in playgroup room, main hall, arts and crafts room,   |



**Strategic Outline Case: Ballysally Youth & Community Centre**

---

|                 |  |   |   |
|-----------------|--|---|---|
|                 | Computer class   |   | social area, minor hall, training room and It suite)  |
|                 | <b>Mornings</b>  | <b>Afternoons</b>   | <b>Evenings</b>   |
| <b>Thursday</b> | Children's playgroup<br>(in Playgroup Room)<br>Tots and carers<br>(in social area and<br>Minor Hall)<br>Mount Fern group<br>(in Main Hall)   | Mount Fern group<br>(in Main Hall)<br>U3A<br>(in Arts and Crafts<br>room) | Indoor football (main hall)<br>Crafty Krafters<br>(in Arts and Crafts room)<br>CRAB Club<br>(in social area)<br>I'm Happy computer classes<br>(in IT suite) |
| <b>Friday</b>   | Children's playgroup<br>(in Playgroup Room)<br>Mount Fern group<br>(in Main Hall)<br>U3A<br>(in Arts and Crafts<br>room)   |   | Youth Club<br>(in playgroup room, main<br>hall, arts and crafts room,<br>social area, minor hall,<br>training room and It suite)                            |
| <b>Saturday</b> | Centre is opened 9.00am – 2.00pm on Saturdays during the football season (Sept – May approx.) Facilities used are the sports changing rooms / referee rooms. Other community groups do not use the facility on a Saturday. |   |   |
| <b>Sunday</b>   | closed   | closed  | closed  |

4.3.6 Rooms in Use per week

|                  | <b>Mornings</b>  | <b>Afternoons</b>                 | <b>Evenings</b>  |
|------------------|--|-----------------------------------|--|
| <b>Monday</b>    | Training Room<br>Playgroup Room  | Minor Hall<br>IT suite            | Main Hall<br>Social Area<br>Minor Hall   |
| <b>Tuesday</b>   | Playgroup Room<br>Social Area<br>Minor Hall<br>IT suite  | Social Area<br>IT suite           | Youth Club throughout the Centre<br>(in playgroup room, main hall, arts and crafts room, social area, minor hall, training room and It suite)          |
| <b>Wednesday</b> | Playgroup Room<br>Social Area<br>IT suite  |                                   | Outreach Youth Work throughout the Centre<br>(in playgroup room, main hall, arts and crafts room, social area, minor hall, training room and It suite) |
| <b>Thursday</b>  | Playgroup Room<br>Social Area<br>Minor Hall<br>Main Hall   | Main Hall<br>Arts and Crafts room | Main Hall<br>Arts and Crafts room<br>Social Area<br>IT suite   |
| <b>Friday</b>    | Playgroup Room<br>Main Hall<br>Arts and Crafts room  |                                   | Youth Club throughout the Centre<br>(in playgroup room, main hall, arts and crafts room, social area, minor hall, training room and It suite)          |
| <b>Saturday</b>  | Centre is opened 9.00am – 2.00pm on Saturdays during the football season (Sept – May approx.) Facilities used are the sports changing rooms / referee rooms. Other community groups do not use the facility on a Saturday. |                                   |  |

|        |        |        |        |
|--------|--------|--------|--------|
| Sunday | closed | closed | closed |
|--------|--------|--------|--------|

#### 4.4 Services provided/ User Groups in Ballysally YCC

The staff in Ballysally YCC provide a range of educational, health and well-being and capacity building activities in the centre and proactively engage with other voluntary and statutory bodies to facilitate the provision of other external services in the centre. Additionally the centre acts as a hall for hire for a range of social/recreational uses.

Services/ activities **organised directly by the centre** include:

- Ballysally Pre-School Playgroup - Monday-Friday (term-time) and offers 20 places to 3 year olds.
- Tots & Carers Group- parent/carers and toddler group for 0-3 year olds. The group meets twice weekly
- Jolly Mixtures Over 50's Group - An over 50's group which meets weekly facilitating social activities for older people eg: such as dances, concerts, themed events, health and well-being talks, outings etc.
- Arts & Craft Classes - includes Nimble Needles & Crafty Crafters, which meet weekly and throughout the year themed workshops are offered encouraging and targeting all the community.
- Health & Well-being Activities
  - complimentary therapies eg: reflexology, massages, beauty therapy etc
  - recreational activities such as pilates, laughter yoga, Zumba and exercise classes
  - health awareness sessions such as smoking cessation
- Seasonal social events, such as at Halloween, Christmas, Comic Sports Relief, St Patricks Day, Easter

- Computer & Community Educational Classes - a programme of computer and community educational classes including accreditation and non-accreditation courses are offered such as:
  - Absolute Beginners
  - Internet & Email
  - Digital Editing
  - Digital Camera
  - IT Skills
  - Creative Computer Art
  - Word Processing
  - Databases & Spreadsheets
  - Powerpoint Presentations

#### **4.5 Other usage at Ballysally Youth and Community Centre**

User groups who book the centre for their activities or to external bodies that provide services from the centre include:

- Coleraine Sure Start Partnership (See Section 4.2 above)
- Mountfern Adult Centre x 3 sessions per week
- EA Youth Service - Youth Clubs – twice weekly
- EA Youth Service - Outreach Youth work – weekly
- Karate – weekly
- Football groups – Partsdoc FC – weekly & Football/Summer matches
- Parkinson's Support Group – weekly
- CRAB Club (NHSCT) – twice monthly
- Focus on Family – Special events ie: Christmas party
- BBT – Summer Festival events
- U3A x 3 different activity groups (Craft, Calligraphy & Computer classes) – weekly, twice monthly and once a month
- Age Concern – Health & Well-being programmes ie: Secret Smile
- Ballysally Nursery – Parent workshops
- Lifeline NI - Family Support Art Therapy sessions
- Age Concern – health and well-being classes

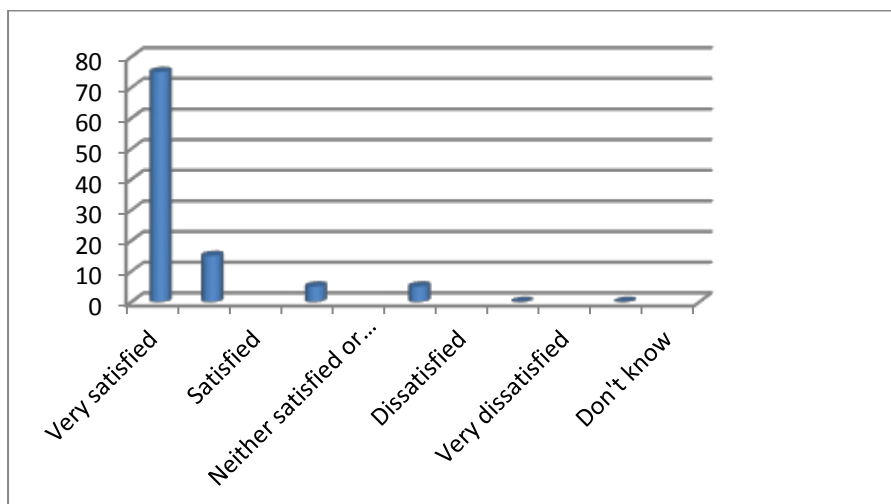
- University of Ulster – IM HAPPY Project (*Improving Hopes, Aspirations, Prospects & Potential for Youth*). DfC funded encouraging young people to embrace the new technologies of the 21<sup>st</sup> Century.
- Causeway Women’s Aid & Onus – in the delivery of Domestic Violence Awareness Training to all staff, volunteers and the community
- Northern Region College – in the delivery of the WRAP programme and Essential skills, Maths & English

#### 4.6 Survey of User Groups

A questionnaire was circulated to all groups (online and hard copy) which use Ballysally Youth and Community Centre. The key points extracted from 21 completed responses which were of particular relevance to the Strategic Outline Case are presented below:

##### ***How satisfied is your group with Ballysally Youth & Community Centre?***

|                                   |      |
|-----------------------------------|------|
| Very satisfied                    | 75%  |
| Satisfied                         | 15%  |
| Neither satisfied or dissatisfied | 5%   |
| Dissatisfied                      | 5%   |
| Very dissatisfied                 | 0    |
| Don't know                        | 0    |
| Total                             | 100% |

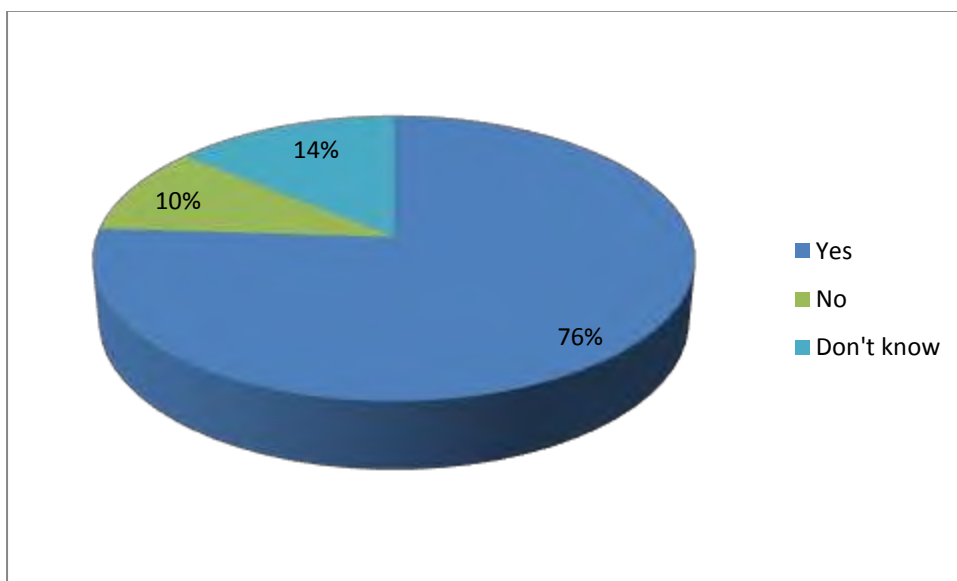


**How do you rate Ballysally YCC on the following factors?**

|  | EXCELLENT | GOOD | AVERAGE | POOR | VERY POOR | DON'T KNOW |
|--|-----------|------|---------|------|-----------|------------|
| Suitability of rooms for community use | 71%       | 24%  | 5%      | 0%   | 0%        | 0%         |
| Choice of rooms for community use      | 76%       | 19%  | 5%      | 0%   | 0%        | 0%         |
| Accessibility                          | 86%       | 14%  | 0%      | 0%   | 0%        | 0%         |
| Neutrality                             | 70%       | 10%  | 15%     | 5%   | 0%        | 0%         |
| Cost                                   | 80%       | 10%  | 5%      | 0%   | 0%        | 5%         |

**Do you think Ballysally YCC meets the needs of all groups?**

| ANSWER     | RESPONSES |
|------------|-----------|
| Yes        | 76%       |
| No         | 10%       |
| Don't know | 14%       |



#### **4.7 Current Condition**

An independent Schedule of Condition Report of Ballysally Youth and Community Centre was produced for Causeway and Glens Borough Council in May 2017. The key finding was that the Centre is in sound structural condition but a range of remedial works are now required with an associated cost of £213,906. The main works relate to a renewal of the roof covering and insulation, replacement of internal doors, removal of chimney stacks and internal and external painting.

## 5. KEY STRATEGIC ISSUES

5.1 The research conducted, both desk based and primary in nature, has enabled the identification of a range of key strategic issues which are of particular relevance to the production of a Strategic Outline Case. These are detailed as follows:

5.2 Ballysally is an area of pronounced socio economic need, with persistent levels of multiple deprivation. Facilities and activities such as those at Ballysally Youth and Community Centre are a vital element of the community infrastructure needed to counteract such multiple deprivation. In particular, the Centre plays a valuable role in providing facilities and activities which contribute to the improvement of conditions specific to:

- Children and young people
- Older people
- Families
- Health and well being (physical and mental)
- Education and employment
- Community development and co-ordination

5.3 Research and consultation has established that there are no serious gaps in provision across all providers in Ballysally in addressing these needs.

The open consultation session with stakeholders pointed to a need for enhanced statutory health facilities which is noted but which falls beyond the scope of this Strategic Outline Case.



Consultation has also identified a consensus of opinion that there is a need for more work with marginalised youth, for example more outreach activities, and that more provision for daycare for the over 4 age group (i.e. beyond the Surestart target age range) is needed.

- 5.4 Indeed it is apparent that demand for all childcare age ranges is starting to outpace supply, with Surestart confirming that waiting lists are now growing significantly.
- 5.5 The survey of users revealed high satisfaction levels among current users and positive ratings of the centre in terms of suitability of rooms for community use, choice of rooms for community use, accessibility, neutrality and cost.
- 5.6 It is clear though that the capacity of Ballysally Youth and Community Centre as a means of impacting on needs and addressing increasing levels of demand is not being maximised. It is clear that usage/bookings levels could be increased and the albeit small scale levels of duplication of provision such as arts and crafts and ICT could be eradicated to further optimise use of the Centre.

The prevalence of ad hoc arrangements such as the crèche provision could also be more usefully developed into structured, regular provision to meet growing demand levels.

- 5.6 Direct consultation with key local stakeholders has established that an opportunity exists to make better use of Ballysally Youth and Community Centre.
- 5.7 For example, Surestart, Building Ballysally Together and Focus on Family have confirmed that in principle they are willing to consider using the Centre more in future as part of a structured process of co-ordinating local provision to better meet local needs.

- 5.8 Surestart points to increasing levels of demand and its desire to have a regular presence at Ballysally Youth and Community Centre.
- 5.9 Both Building Ballysally Together and Focus on Family acknowledge that delivery of their services from NI Housing Executive buildings originally designed for domestic use brings constraints that alternative use of Ballysally Youth and Community Centre could positively address.
- 5.10 NI Housing Executive have pointed out that whilst there are no current plans in place, there is growing pressure on its housing stock, represented by the increasing waiting lists detailed in Section 2, which could be positively addressed by a change of use (from community to domestic) of the units occupied by Building Ballysally Together and Focus on Family.
- 5.11 A clear issue which has emerged from production of the Strategic Outline Case is that there is a deficit in terms of a community co-ordination process in Ballysally which represents a constraint to both optimised use of Ballysally Youth and Community Centre and the integration of all service providers and resources to meet local needs.

Improved community co-ordination would also ensure that with limited resources and a likelihood of decreasing resources in future, there can be minimal duplication, maximum impact and a more joined-up approach to addressing needs in an area of high deprivation.

- 5.12 The above strategic issues are now carried forward to inform the identification of a set of potential options for Ballysally Youth and Community Centre and an associated set of recommendations for the way forward, detailed below in Sections 6 and 7.

## 6. IDENTIFICATION OF OPTIONS

6.1 The range of potential options relevant to any development of Ballysally Youth and Community Centre and the aspiration to address a range of social and economic needs in Ballysally are as follows:

### ***OPTION 1: Do Nothing***

Maintaining the current 'status quo' with regard to running the centre in its current condition with its current activities

### ***OPTION 2a: Basic Refurbishment of existing building***

Refurbishment of the current Ballysally Youth and Community Centre Building to comply with the works identified as necessary within the Condition Reports.

### ***OPTION 2b: Enhanced Refurbishment of existing building***

Refurbishment of the current Ballysally Youth and Community Centre Building to ensure customised provision to meet specific needs identified at Outline Business Case stage.

### ***OPTION 3: Small Scale New Build Facility***

Demolition of the current building to be replaced with a small scale new build facility on the current site

### ***OPTION 4: Large Scale New Build Facility***

Demolition of the current building to be replaced with a large scale new build facility on the current site which could operate as a '**Community Hub**' for Ballysally whereby all relevant stakeholders would operate from the same building

### ***OPTION 5: New Build Facility at a different location***

The construction of a small or large scale new build facility on a site other than the current site.

| <b>OPTION</b>                        | <b>DETAILS</b>   |
|--------------------------------------|--|
| <b>1. Do Nothing</b>                 | Option 1 refers to maintaining the current 'status quo' with regard to running the centre in its current condition with its current activities   |
| <b>BENEFITS</b>                      | <b>CONSTRAINTS</b>   |
| Minimal additional cost implications | 1. Fails to address the needs of the area<br><br>2. Does not address the works identified as required by the 'Schedule of Condition' and Mechanical and Electrical Engineering Inspection Reports <sup>4</sup> |
| <b>INDICATIVE COST: £0</b>           |  |

---

<sup>4</sup> Schedule of Condition Report, prepared by Alex Jackson, May 22<sup>nd</sup> 2017  
 Mechanical & Electrical Inspection Report, prepared by Cocan Shackleton, May 22<sup>nd</sup> 2017

| <b>OPTION</b>  | <b>DETAILS</b>  |
|--|---|
| <p><b>2a. Basic refurbishment of existing building</b></p> <p><b>2b. Enhanced refurbishment of existing building</b></p>   | <p>Option 2a entails a refurbishment of the current Ballysally Youth and Community Centre Building to comply with the works identified as necessary within the Condition Reports.</p> <p>Option 2b entails a refurbishment of the current Ballysally Youth and Community Centre Building to ensure customised provision to meet specific needs identified at Outline Business Case stage.</p> <p>Both Option 2a and 2b also involve a commitment to increasing usage of the Centre which could include increased usage by stakeholders currently located elsewhere in Ballysally.</p> |
| <b>BENEFITS</b>  | <b>CONSTRAINTS</b>  |
| <p>1. Addresses the works identified as required by the ‘Schedule of Condition’ and Mechanical and Electrical Engineering Inspection Reports</p> <p>2. Makes an enhanced contribution to addressing the needs of Ballysally</p> <p>3. Contributes positively to reducing duplication of resources</p> <p>4. Makes a positive contribution to improving community co-ordination in Ballysally</p> | <p>1. Provision limited to current floor plan layout</p> <p>2. Does not provide for any bespoke facilities without additional expenditure</p> <p>3. Assumes sustainability of stakeholders’ operations in the longer term</p>   |
| <p><b>INDICATIVE COST: Circa £213,900</b></p>  |   |

| <b>OPTION</b>   | <b>DETAILS</b>  |
|---|---|
| <b>3. <i>Small Scale New Build Facility</i></b>   | Option 3 refers to the demolition of the current building to be replaced with a small scale new build facility on the current site  |
| <b>BENEFITS</b>   | <b>CONSTRAINTS</b>  |
| <ol style="list-style-type: none"> <li>1. Likely to have enhanced environmental benefits such as energy efficiency, leading to lower running costs</li> <li>2. Potential to custom design, fine-tuned to needs</li> <li>3. Fully compliant with all relevant building standards</li> <li>4. Makes an enhanced contribution to addressing the needs of Ballysally</li> <li>5. Contributes positively to reducing duplication of resources</li> <li>6. Makes a positive contribution to improving community co-ordination in Ballysally</li> <li>7. Potential for external funding</li> </ol> | <ol style="list-style-type: none"> <li>1. Small scale may make a limited contribution to addressing the needs of the area</li> <li>2. Land in ownership of Education Authority rather than Council</li> <li>3. Assumes sustainability of stakeholders' operations in the longer term</li> </ol> |
| <b>INDICATIVE COST: £312,000</b>  |   |

| OPTION   | DETAILS  |
|--|--|
| <b>4. Large Scale New Build Facility</b>   | Option 4 refers to the demolition of the current building to be replaced with a large scale new build facility on the current site which could operate as a ' <b>Community Hub</b> ' for Ballysally whereby all relevant stakeholders would operate from the same building   |
| BENEFITS   | CONSTRAINTS  |
| <ul style="list-style-type: none"> <li>1. Likely to have enhanced environmental benefits such as energy efficiency, leading to lower running costs</li> <li>2. Potential to custom design, fine-tuned to needs</li> <li>3. Fully compliant with all relevant building standards</li> <li>3. Significant benefits in terms of co-ordinating local provision, reducing duplication and optimising resources through shared working</li> <li>4. Potential for external funding</li> </ul> | <ul style="list-style-type: none"> <li>1. Land in ownership of Education Authority rather than Council</li> <li>2. Costs may be prohibitive in the current financial context</li> <li>3. Significant development work required to achieve agreement by all stakeholders</li> <li>4. Assumes sustainability of stakeholders' operations in the longer term</li> </ul> |
| <b>INDICATIVE COST: £494,000</b>   |  |

| <b>OPTION</b>   | <b>DETAILS</b>   |
|---|--|
| <b><i>5. New Build Facility at a different location</i></b>   | Option 5 refers to a small or large scale new build facility on a site other than the current site.  |
| <b>BENEFITS</b>   | <b>CONSTRAINTS</b>   |
| <p>1. Likely to have enhanced environmental benefits such as energy efficiency, leading to lower running costs</p> <p>2. Potential to custom design, fine-tuned to needs</p> <p>3. Fully compliant with all relevant building standards</p> <p>4. Significant benefits in terms of co-ordinating local provision, reducing duplication and optimising resources through shared working</p> <p>5. Potential for external funding</p> | <p>1. Would not be connected to the pitches facility at the current site with negative practical and financial implications</p> <p>2. Major cost implications of land acquisition and construction which are likely to be prohibitive in the current financial context</p> <p>3. Would entail whole or part demolition of the current Ballysally Youth and Community Centre</p> <p>4. Significant development work required to achieve agreement by all stakeholders</p> <p>5. Assumes sustainability of stakeholders' operations in the longer term</p> |
| <b>INDICATIVE COST: £494,000 + Land acquisition costs (TBC)</b>   |  |



## 7. RECOMMENDED NEXT STEPS

- 7.1 Assuming that this Strategic Outline Case (SOC) is approved by Causeway Coast and Glens Borough Council at its meeting of August 2017 and approval is given to progress the production of an Outline Business Case (OBC), a target date for completion of the OBC (which will include more local engagement and a consideration of the evolving policy and resources/funding environment) will be agreed with the Council.
- 7.2 The OBC will focus on the options identified in this SOC report with significant detail around identifying a 'preferred option' with full implementation implications such as finances required, management arrangements, risk assessment, marketing planning and post project evaluation.
- 7.3 Critically the process of producing the OBC will have an emphasis on robust consultation with key stakeholders around the preferred option to gain a clear consensus on future delivery arrangements.
- 7.4 It is recommended that a parallel process is applied, commencing immediately, to add value to the OBC process, with the following key actions:
- (a) The creation of a Users' Forum as a vehicle to focus on both increasing the usage of the centre by key stakeholder groups and in order to build increased opportunities for collaboration in terms of both planning and delivery of locally based services for the benefit of the local community.
  - (b) Structured dialogue should be prioritised with two key stakeholders, namely Surestart and NI Housing Executive, given the critical context of rising childcare and domestic housing demand.
- 7.5 Officers responsible for the operational management of the centre will also maintain a community activity programme which is both effective and affordable within the confines of a budget which no longer has a grant contribution from the Education Authority.

22 May 2017

Our ref: MJD/jm/532934

For the attention of Graham Miller

Causeway Coast & Glens Borough Council  
Cloonavin  
66 Portstewart Road  
Coleraine  
BT52 1EY

Dear Sir

**Re: Inspection and Condition Survey of Ballysally Community Centre**

Further to your instruction, the building was inspected on 20 May 2017. No floor, wall or roof coverings were removed during the inspection. Right, left, rear and front refer to the building when viewed looking at the front entrance.

Overview

Ballysally Community Centre is a single storey building with a double volume sports hall. In most instances, the walls are load-bearing (cavity external, single skin, internal). The sports hall is steel framed with masonry panel infill.

The majority of the building has a flat roof drainage to internal downpipes. The exception to this is the roof of the sports hall/boiler (duo pitch, monopitch respectively), draining to an external gutter (photograph 1 and 2).

Roof coverings appear to be of the membrane type generally although a small section of roof to the front right hand corner is mineral felt. Considerable ponding of water was noted on the mineral felt roof. Elsewhere a number of roof light upstands appear to have been made redundant by covering over in membrane (photograph 3).

The external walls are clay brick with movement joints located throughout. Window heads are galvanised steel lintels, painted in some locations, with concrete window cills (photograph 4).

A deep uPVC fascia has been used around much of the perimeter of the building with a narrow timber soffit (photograph 5).

Internally, walls are a combination of painted brickwork (original) and smooth plaster (extensions) (photograph 6).

Floors are of solid construction, overlain with surfacing varying from vinyl to a parquet type floor in the sports hall.

Ceilings are generally of the suspended variety, with more modern modules and materials used in the recent extensions. The ceiling over the sports hall is an exposed chipboard/ fibreboard type panel, spanning from steel purlin to steel purlin (photograph 7).

### Observations

- The building has been added to and enlarged at various locations using load bearing masonry walls and flat roof construction broadly similar to the original construction.
- A few minor cracks were noted in the external elevation and also initially on the stanchion line of the sports hall. None are of any significance.
- With the exception of the sports hall/boiler house, the building has a flat roof construction with internal downpipes. No evidence of leaking was noted on the ceilings.
- A small section of roof to the right-hand front corner is covered in mineral felt and ponding of water was evident during the inspection. This should be investigated and rectified.
- The ceiling of the sports hall is chipboard/fibreboard type and spans between purlins at approximately 2m centres. If the board beams are wet, it is liable to collapse without notice under the weight of a person.

While there is no need for anyone to access the roof, it would be prudent to install warning notices such as "fragile roof – do not access", to alert any future contractor engaged in maintenance or repair works.

It should be noted that no evidence of rain penetration was observed.

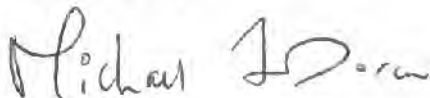
- The floor of the sports hall is jointed longitudinally. Overall, it is in good condition although a crack was noted close to the emergency escape doors. As there is little displacement across the crack, no repair is envisaged.
- No asbestos management plan appeared to be on site.

### Recommendations and Conclusions

No structural issues were noted during the inspection. The ponding on the roof should be addressed before it causes problems.

Overall the building is in a reasonable state of repair, somewhat dated in contrast to the more modern additions. A good level of maintenance and care has ensured that the overall fabric is in good condition and no remedial works, other than addressing the ponding, are envisaged.

Yours faithfully



M.J. DORAN  
C.Eng, MICE  
**Nicholas O'Dwyer Ltd.**



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



**SCHEDULE OF CONDITION**

**Ballysally Youth &  
Community Centre  
Ballysally Road  
Coleraine  
BT52 2QA**

**PREPARED ON BEHALF OF:**

Graham Miller  
Causeway Coast & Glens Borough  
Council

**LANDLORD:**

Causeway Coast & Glens Borough  
Council

**TENANT:**

Causeway Coast & Glens Borough  
Council

**PREPARED BY:**

Alex Jackson

**SURVEY DATE:**

Monday 22nd May 2017



## Contents

---

|                               |     |
|-------------------------------|-----|
| 1. Preamble.....              | 3   |
| 2. Schedule of Condition..... | 7   |
| 3. Photo Schedule.....        | 51  |
| 4. Cost Estimate.....         | 103 |
| 5. Glossary.....              | 106 |

# 1.0 Preamble

## Instructions

1.1

This schedule of condition has been prepared on the instructions of Causeway Coast & Glens Borough Council, in relation to the premises at Ballysally Youth & Community Centre, Ballysally Road, Coleraine, BT52 2QA. The report is intended to highlight the condition of the building fabric only. We understand that separate reports are being prepared by others with respect to the Structure and Mechanical and Electrical Installations.

## Property Description

1.2

The property is a single storey structure with double height gymnasium and boiler house situated under a mixture of flat, dual pitched and mono-pitched roof structures.

The walls are comprised of masonry, cavity wall construction which have been finished in a clay facing brick.

The main flat roof is formed with a wood wool slab deck which has been covered with a built up bitumen covering. The roof structure to the gymnasium is a dual-pitched roof, whilst the boiler house resides under a mono-pitched roof, both of which are covered with the same bitumen felt as the main flat roof. The roof to the gymnasium and main building both have a white UPVC fascia and timber T&G soffit, the roof of the plant room is enclosed by a brick parapet with concrete copings.

The rainwater goods are comprised of black uPVC ogee gutters and downpipes. The base of the downpipes have been enclosed with a 2m high galvanised steel protector.

The windows to the building are a mix of uPVC framed double glazed and aluminium framed double glazed casement windows with precast concrete cills and steel lintels. The windows to the gymnasium are metal criddle windows set in a timber sub-frame.

The external doors are a mixture of uPVC and timber doors with double glazed vision panels.

The internal floor structure is of solid concrete with a mixture of coverings.

Internal walls are created in either brick, some of which have been painted, or masonry walls with a plaster and skim finish.

The internal ceiling structure is a suspended ceiling grid system. The void has been insulated with MMMF quilt insulation.

Internal doors are all timber fire doors with Georgian wire glazed panels. Ironmongery a mixture of steel fixed handles and round steel knobs.

## Further Investigations

1.3

## Limitations

## 1.4

The schedule has been prepared in accordance with the conditions of engagement outlined in a letter from Causeway Coast & Glens Borough Council dated the 15th May 2017. The site and premises are in full occupation, and are fully furnished, and all floors are concealed with floor coverings or carpeting. The inspection is based on a visual examination of readily accessible surfaces, with the use of ladders.

The survey includes a visual inspection only of the property with respect to the internal and external elements only where accessible, with no assistance from specialist access equipment i.e. boom lifts. Our report should be taken as a comment on the structure, fabric and finishes of the property and not as an inventory of every single minor defect present.

We have not inspected parts of the property which are built in, covered up, or made otherwise inaccessible in the normal course of construction, alteration or fitting out. We are therefore unable to state that such parts or services are free from rot, beetle infestation, corrosion, or other defects, other than were stated in the report.

The work described in this report does not constitute a full description of the works and specification required as part of a procedure for contractor selection in connection with any recommended repairs considered necessary. The costs included are for basic finishes only and does not allow for structural alterations or for additoanl works that may be required.

In accordance with our Standard Practice, we confirm that this report is for the intention and purpose of the Addressee only, and consequently this practice cannot accept any Third Party Liability for the whole or any part hereof. Neither may the whole, nor any part of this report, nor any reference hereto, be published in any way.

We were unable to access the roofs. There was no roofspace access internally, our comments are based on internal observations and viewing from ground level.

This report also excludes any investigation into Structural Engineering design, compliance with valuation relating to buildings, or the unsuitable use of high alumina cement, or calcium chloride, calcium silicate brickwork, calcium silicate reaction in concrete, cavity wall tie failure, radon gas seepage, wood wool slabs used as permanent shuttering, asbestos or asbestos products, sea dredged aggregate saved where those sea dredged aggregate have been tested in accordance with BS882:1983, urea formaldehyde, polychlorinated biphenyls or other materials considered as deleterious in construction, except in so far as such matter may come to knowledge in the normal course of inspection, of materials and state of repairs.

A DDA Audit and inspection has not been undertaken to this building. Reference made to Part R of the NI Building Regulations and or the Disability Discrimination Act 1995 within this report, has been done so in respect of the condition of the building and should not be constituted as a commentary on non-compliance or compliance with legislative and statutory guidance on the subject. It is recommended that an independent DDA Audit is commissioned in respect of this building.

A Fire Risk Audit and inspection has not been undertaken to this building. Reference made to Part E of the NI Building Regulations and or BS9999 within this report has been done so in respect of the condition of the building and should not be constituted as a commentary on non-compliance or compliance with the legislative and statutory guidance on the subject. It is recommended that an independent fire risk assessment is commissioned in respect of this building in light of the client's proposed use of the premises.

## **Scope & Areas Not Accessible**

---

**1.5**

The scope of work includes a visual inspection of the internal and external building fabric for the premises located at Ballysally Youth & Community Centre

The extent of the areas inspected were those visually accessible from ground level or by telescopic ladder.

## **2.0 Schedule of Condition**

## External 2.1

| ITEM | ELEMENT | SUB ELEMENT | CONDITION |
|------|---------|-------------|-----------|
|------|---------|-------------|-----------|

**EAST ELEVATION**

|       |       |  |  |
|-------|-------|--|--|
| 2.1.1 | Doors |  |  |
|-------|-------|--|--|

Timber fire exit doors to corridor are suffering from delamination. Replace.

Timber double doors to gymnasium in fair condition.



Photo 2



Photo 3

|       |            |       |  |
|-------|------------|-------|--|
| 2.1.2 | Main Walls | Brick |  |
|-------|------------|-------|--|

Generally good condition.



Photo 4



Photo 5

**ITEM                      ELEMENT                      SUB ELEMENT                      CONDITION**

2.1.3                      Rainwater Goods                      Downpipe gutters                      Downpipes and gutters are both damaged and sun bleached. Replace 2nr downpipes along with galvanised protectors and full length of guttering.



Photo 6



Photo 7

2.1.4                      Windows

Metal windows in good condition.

Critical windows to gymnasium require redecoration 5nr. Clean cills of lichen growth.



Photo 8

**GROUNDS AND BOUNDARIES**



**ITEM                      ELEMENT                      SUB ELEMENT                      CONDITION**

2.1.5                      Boundary wall to front                      Large crack noted along with damage to soldier course brick work. Rebuild approximately 100nr bricks to soldier course along with 3m<sup>2</sup> of cracked wall



Photo 9



Photo 10

2.1.6

Paladin fencing

Fair to Poor condition, coating to the fence has failed and fence is rusting. The fence remains structural stable, however, is poor in appearance. Treat coating to fencing and gates, approximately 210m and 2nr gates



Photo 11

**ITEM ELEMENT SUB ELEMENT CONDITION**

2.1.7 Paving slabs Lift and rebed approximately 310m2 of paving slabs



Photo 12



Photo 13



Photo 14

**NORTH ELEVATION**

2.1.8 Doors Timber double doors Generally good.  
Redecorate fire escape doors  
Redecorate main entrance door.



Photo 15

**ITEM                    ELEMENT                    SUB ELEMENT                    CONDITION**

|       |            |       |  |
|-------|------------|-------|--|
| 2.1.9 | Main Walls | Brick | Generally fair.  |
|       |            |       | 1nr broken brick to left of fire exit. Replace.  |
|       |            |       | Missing brick to right hand side of main entrance. Replace   |
|       |            |       | Settlement cracking to right hand side of main entrance.   |
|       |            |       | Kitchen growth to lower section of walls.  |
|       |            |       | Vertical crack from cill to approximately 400mm above ground level. At office adjacent group room. |
|       |            |       | Vertical crack to corner of same room. Lack of wall ties.  |
|       |            |       | Settlement crack from window head to roof level at same location                                   |
|       |            |       |                |
|       |            |       |                |
|       |            |       |                 |
|       |            |       |                  |
|       |            |       |                  |
|       |            |       |                  |
|       |            |       |                   |

**ITEM                      ELEMENT                      SUB ELEMENT                      CONDITION**

2.1.10                      Rainwater Goods                      UPVC Down Pipes                      Leaking joint causing some staining to left hand down pipe.  
Gutter and downpipe to boiler house missing, replace 6m guttering and 2m length of downpipe.



Photo 23



Photo 24

2.1.11                      Roof Structure & Covering                      Timber T&G soffit                      Good condition.



Photo 25

**ITEM      ELEMENT      SUB ELEMENT      CONDITION**

2.1.12      Windows      Crittle Windows      Fair condition. Redecorate 4nr windows



Photo 26

2.1.13      Windows      PVC Double Glazed Windows      Good condition.  
Redecorate cill to boarded up window.



Photo 27

**ROOF STRUCTURE**

**ITEM                      ELEMENT                      SUB ELEMENT                      CONDITION**

2.1.14                      Roof Structure & Covering                      Bituminous Felt Covering                      The bitumen felt covering to the roof is blistering and the upstands of the skylights are in poor condition. In addition, the abutments to the adjacent walls are in poor condition. This roof covering appears to be reaching the end of its serviceable life. It is recommended that not only the roof covering but the wood wool slab deck is also replaced, given the prevalence for failure in this decking material if there has been any water penetration. We would recommend a new warm roof structure finished in a single ply roof membrane. approximately 1,195m2



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41

**SOUTH ELEVATION**

**ITEM                    ELEMENT                    SUB ELEMENT                    CONDITION**

2.1.15                    Doors                    UPVC double doors                    Good.

Lintel above oil tank door corroded, which is also causing horizontal cracking to walls. Replace Lintel and allow for replacement of 2sqm of brick work.



Photo 42



Photo 43

2.1.16                    Galvanised Palladin Fencing to play area                    Good condition.

**ITEM                      ELEMENT                      SUB ELEMENT                      CONDITION**

2.1.17                      Main Walls                      Brick                      Fair. Settlement cracks noted from roof level to window heads in 2 locations.

Lower sections of wall covered in lichen growth in various locations.

Settlement crack from roof level to head of oil tank door.

Both chimney breasts to the rear of the boiler house have lengthy cracks through the centre of the stack. Possibly caused from lack of flue liner. Take down both stacks and rebuild with clay flue liner.

To the rear of the oil tank store, a settlement crack is visible from roof level running down approximately 500mm.



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



**ITEM                      ELEMENT                      SUB ELEMENT                      CONDITION**

2.1.18                      Main Walls                      PVC Fascia                      Fair condition. Impact holes and cracks to approx. 20m sections. Replace.



Photo 51



Photo 52



Photo 53



Photo 54

2.1.19                      Roof Structure & Covering                      Asphalt Covering                      Felt edge trim to roof has become dry and brittle with small section having broken off. Replace approximately 12m<sup>2</sup>



Photo 55



Photo 56

2.1.20                      Windows                      Aluminium Double Glazed Windows                      Good condition.



Photo 57

**ITEM ELEMENT SUB ELEMENT CONDITION**

2.1.21 Windows PVC Double Glazed Windows Good condition. Redecorate metal lintels to all windows.



Photo 58



Photo 59

**THROUGHOUT**

2.1.22 Main Walls Clean down entire fascia, approximately 214m  
 Surveyor suspects there is no insulation to original cavity walls.  
 Algae growth to lower section of walls.

**WEST ELEVATION**

**ITEM                    ELEMENT                    SUB ELEMENT                    CONDITION**

2.1.23                    Doors                    Timber yard door in good condition. Redecorate lintel and frame.

                                 Metal gate fair condition, minor impact damage.

                                 Metal boiler house doors, poor condition. Replace.



Photo 60



Photo 61



Photo 62

2.1.24                    Main Walls                    Brick

                                 Generally good condition.

                                 Clay wall vents to boiler house broken. Replace 4nr

                                 Settlement crack to oil tank wall at roof level adjacent downpipe.





Photo 63



Photo 64




Photo 65


| ITEM   | ELEMENT         | SUB ELEMENT               | CONDITION   |
|--------|-----------------|---------------------------|---|
| 2.1.25 | Rainwater Goods | UPVC Down Pipes & Hoppers | Hopper and downpipe to oil tank store in poor condition. Replace hopper, 2m downpipe and 2m galvanised metal protection.<br><br>Photo 66 |
| 2.1.26 | Windows         | Aluminium Frames          | Good condition.   |
| 2.1.27 | Windows         | PVC Double Glazed Windows | Good condition.<br><br>Photo 67   |

## Internal

2.2

| ITEM                  | ELEMENT | SUB ELEMENT | CONDITION |
|-----------------------|---------|-------------|-----------|
| <b>CLEANERS STORE</b> |         |             |           |

| ITEM                   | ELEMENT                    | SUB ELEMENT               | CONDITION  |
|------------------------|----------------------------|---------------------------|--|
| 2.2.1                  | Ceilings                   | Suspended Grid & Tile     | Generally good condition.  |
| 2.2.2                  | Doors and Frames           |                           | Door does not meet current fire safety standards. It is recommended this is replaced with half hour fire door with intumescent seals and door closer   |
| 2.2.3                  | Floor Finishes             | Quarry Tile               | Good condition.  |
| 2.2.4                  | Internal Walls/ Partitions | Solid/Plastered and brick | Generally good condition.  |
| <b>DISABLED TOILET</b> |                            |                           |  |
| 2.2.5                  | Ceilings                   | Suspended Grid & Tile     | Generally fair condition. Some staining noted. <div data-bbox="922 1301 1174 1489" data-label="Image">  </div> <div data-bbox="1177 1368 1212 1498" data-label="Caption"> <p>Photo 68</p> </div> |
| 2.2.6                  | Doors and Frames           |                           | Generally good condition.  |

| ITEM                        | ELEMENT                    | SUB ELEMENT                               | CONDITION  |
|-----------------------------|----------------------------|---|--|
| 2.2.7                       | Fixtures and fittings      |   | Sink and toilet in good working order.<br>No Mechanical extract  |
| 2.2.8                       | Floor Finishes             | Quarry Tile                               | Generally good condition.  |
| 2.2.9                       | Internal Walls/ Partitions | Ceramic tiles/ portafleck painted plaster | Generally good condition. Minor plaster repair required<br><br>Photo 69 |
| <b>FEMALE CHANGING AREA</b> |                            |   |  |
| 2.2.10                      | Ceilings                   | Suspended Grid & Tile                     | Generally good condition.  |
| 2.2.11                      | Doors and Frames           |   | Generally good condition.  |
| 2.2.12                      | Fixtures and fittings      |   | Sinks and toilets in good working order.<br>Showers have lack of water pressure.<br>Mechanical extract in good working.                                    |

**ITEM ELEMENT SUB ELEMENT CONDITION**

2.2.13 Floor Finishes Quarry Tile Generally good condition.

2.2.14 Internal Walls/ Partitions Brick/ceramic tiles/portafleck painted plaster Generally good condition.

**FEMALE TOILETS**

2.2.15 Ceilings Suspended Grid & Tile Generally good condition.

2.2.16 Doors and Frames Generally good condition.

2.2.17 Fixtures and fittings Sinks and toilets in good working order  
No mechanical extract present.

2.2.18 Floor Finishes Quarry Tile Generally good condition.

2.2.19 Internal Walls/ Partitions ceramic tiles/ painted plaster Generally good condition.

**GENERAL MULTI-PURPOSE ROOM**

**ITEM ELEMENT SUB ELEMENT CONDITION**

2.2.20 Ceilings Suspended Grid & Tile Some damage noted, replace approximately 10nr tiles



Photo 70

2.2.21 Doors and Frames fire door with intumescent seals and door closer Door does not meet current fire safety standards. It is recommended this is replaced with half hour fire door with intumescent seals and door closer



Photo 71

2.2.22 Floor Finishes Vinyl Tiles Good condition. Presumed to contain asbestos




Photo 72



| ITEM                                      | ELEMENT                       | SUB ELEMENT           | CONDITION  |
|---|-------------------------------|-----------------------|--|
| 2.2.23                                    | Internal Walls/<br>Partitions | Painted brick         | Generally good condition. Redecoration required around dart board approximately 4m2  |
| <b>GENERAL MULTI-PURPOSE ROOM STORE 1</b> |                               |                       |  |
| 2.2.24                                    | Ceilings                      | Suspended Grid & Tile | Dated but generally fair condition.  |
| 2.2.25                                    | Doors and Frames              |                       | Door does not meet current fire safety standards. It is recommended this is replaced with half hour fire door with intumescent seals and door closer |
| 2.2.26                                    | Floor Finishes                | Sand/Cement Screed    | Good condition.  |
| 2.2.27                                    | Internal Walls/<br>Partitions | Brick                 | Generally good condition. Redecoration required around dart board approximately 4m2  |
| <b>GENERAL MULTI-PURPOSE ROOM STORE 2</b> |                               |                       |  |
| 2.2.28                                    | Ceilings                      | Suspended Grid & Tile | Dated but generally fair condition.  |
| 2.2.29                                    | Doors and Frames              |                       | Door does not meet current fire safety standards. It is recommended this is replaced with half hour fire door with intumescent seals and door closer |
| 2.2.30                                    | Floor Finishes                | Sand/Cement Screed    | Good condition.  |


| ITEM                 | ELEMENT                       | SUB ELEMENT           | CONDITION   |
|----------------------|-------------------------------|-----------------------|---|
| 2.2.31               | Internal Walls/<br>Partitions | Brick                 | Generally good condition. Redecoration required around dart board approximately 4m2 |
| <b>GENERAL STORE</b> |                               |                       |   |
| 2.2.32               | Ceilings                      | Suspended Grid & Tile | Good condition  |
| 2.2.33               | Doors and Frames              |                       | Good condition.   |
| 2.2.34               | Fixtures and fittings         | Units and counter     | Generally good condition.   |
| 2.2.35               | Floor Finishes                | Vinyl Sheet           | Good condition.   |
| 2.2.36               | Internal Walls/<br>Partitions | Solid painted         | Good condition.   |
| <b>GROUP ROOM</b>    |                               |                       |   |
| 2.2.37               | Ceilings                      | Suspended Grid & Tile | Generally good condition.   |

| ITEM             | ELEMENT                   | SUB ELEMENT  | CONDITION   |
|------------------|---------------------------|--|---|
| 2.2.38           | Doors and Frames          |  | Door from I.T suite good condition.<br><br>Handle to door to general purpose room broken. Replace.  |
|                  |                           |  |  <p>Photo 73</p> |
| 2.2.39           | Fixtures and fittings     | Sink and taps                                      | Water pressure good. No leaks noted.  |
| 2.2.40           | Floor Finishes            | Carpet   | Good condition.   |
| 2.2.41           | Internal Walls/Partitions | Solid/Plastered and Painted brick                  | Generally good condition.   |
| <b>GYMNASIUM</b> |                           |  |   |
| 2.2.42           | Ceilings                  | Underside of wood wool slab roof structure exposed | Good condition.   |

| ITEM                   | ELEMENT                   | SUB ELEMENT  | CONDITION   |
|------------------------|---------------------------|--|---|
| 2.2.43                 | Doors and Frames          |  | Good condition  |
| 2.2.44                 | Floor Finishes            | Quarry Tile  | Generally fair condition. Line markings need redone.  |
|                        |                           |  |  <p>Photo 74</p> |
| 2.2.45                 | Internal Walls/Partitions | Brick  | Good condition  |
| <b>GYMNASIUM STORE</b> |                           |  |   |
| 2.2.46                 | Ceilings                  | Underside of wood wool slab roof structure exposed | Good condition  |
| 2.2.47                 | Doors and Frames          | Roller shutter door                                | Good condition.   |
| 2.2.48                 | Floor Finishes            | Vinyl Sheet  | Good condition.   |




| ITEM                     | ELEMENT                       | SUB ELEMENT  | CONDITION  |
|--------------------------|-------------------------------|--|--|
| 2.2.49                   | Internal Walls/<br>Partitions | Solid painted                                      | Good condition.  |
| <b>GYMNASIUM STORE 2</b> |                               |  |  |
| 2.2.50                   | Ceilings                      | Underside of wood wool slab roof structure exposed | Good condition   |
| 2.2.51                   | Doors and Frames              |  | Good condition.  |
| 2.2.52                   | Floor Finishes                | Vinyl Sheet  | Good condition.  |
| 2.2.53                   | Internal Walls/<br>Partitions | Solid painted                                      | Good condition.  |
| <b>I.T OFFICE</b>        |                               |  |  |
| 2.2.54                   | Ceilings                      | Suspended Grid & Tile                              | Generally good condition.  |
| 2.2.55                   | Doors and Frames              |  | Door does not meet current fire safety standards. It is recommended this is replaced with half hour fire door with intumescent seals and door closer |

| ITEM             | ELEMENT                    | SUB ELEMENT                       | CONDITION  |
|------------------|----------------------------|-----------------------------------|--|
| 2.2.56           | Floor Finishes             | Carpet                            | Good condition.  |
| 2.2.57           | Internal Walls/ Partitions | Solid/Plastered and Painted brick | Generally good condition.  |
| <b>I.T SUITE</b> |                            |                                   |  |
| 2.2.58           | Ceilings                   | Suspended Grid & Tile             | Generally good condition.  |
| 2.2.59           | Doors and Frames           |                                   | Door does not meet current fire safety standards. It is recommended this is replaced with half hour fire door with intumescent seals and door closer |
| 2.2.60           | Floor Finishes             | Carpet                            | Good condition.  |
| 2.2.61           | Internal Walls/ Partitions | Solid/Plastered and Painted brick | Generally good condition.  |
| <b>KILN ROOM</b> |                            |                                   |  |
| 2.2.62           | Ceilings                   | Suspended Grid & Tile             | Good condition   |
| 2.2.63           | Doors and Frames           |                                   | Good condition.  |

| ITEM           | ELEMENT                   | SUB ELEMENT             | CONDITION   |
|----------------|---------------------------|-------------------------|---|
| 2.2.64         | Fixtures and fittings     | Units, counter and sink | Generally good condition.   |
| 2.2.65         | Floor Finishes            | Vinyl Sheet             | Good condition.   |
| 2.2.66         | Internal Walls/Partitions | Solid painted           | Good condition.   |
| <b>KITCHEN</b> |                           |                         |   |
| 2.2.67         | Ceilings                  | Suspended Grid & Tile   | Generally good condition.   |
| 2.2.68         | Doors and Frames          |                         | Fire door to external yard in good condition.   |
| 2.2.69         | Fixtures and fittings     |                         | Water pressure good. No leaks noted to sink.<br>Cooker hood in good working order.                    |
|                |                           |                         |  <p>Photo 75</p> |

| ITEM                 | ELEMENT                   | SUB ELEMENT                       | CONDITION  |
|----------------------|---------------------------|-----------------------------------|--|
| 2.2.70               | Floor Finishes            | Ceramic tile                      | Good condition.  |
| 2.2.71               | Internal Walls/Partitions | Solid/Plastered and Painted brick | Generally good condition.  |
| <b>KITCHEN STORE</b> |                           |                                   |  |
| 2.2.72               | Ceilings                  | Suspended Grid & Tile             | Generally good condition.  |
| 2.2.73               | Doors and Frames          |                                   | Door does not meet current fire safety standards. It is recommended this is replaced with half hour fire door with intumescent seals and door closer |
|                      |                           |                                   |  <p>Photo 76</p>   |
| 2.2.74               | Fixtures and fittings     |                                   | Water pressure good. No leaks noted to sink.   |
| 2.2.75               | Floor Finishes            | Quarry Tile                       | Good condition.  |



| ITEM                 | ELEMENT                       | SUB ELEMENT           | CONDITION   |
|----------------------|-------------------------------|-----------------------|---|
| 2.2.76               | Internal Walls/<br>Partitions | Solid/Plastered       | Generally fair condition. Repair needed to plaster work   |
|                      |                               |                       |   |
|                      |                               |                       | Photo 77      Photo 78  |
| <b>MAIN CORRIDOR</b> |                               |                       |   |
| 2.2.77               | Ceilings                      | Suspended Grid & Tile | Generally good condition.   |
|                      |                               |                       | Area of water staining noted from historic leak in corridor outside gymnasium.  |
|                      |                               |                       | Various locations of impact damage noted.   |
|                      |                               |                       |   |
|                      |                               |                       | Photo 79  |

**ITEM ELEMENT SUB ELEMENT CONDITION**

2.2.78 Doors and Frames Generally good condition.  
No intumescent strips to double doors into corridor of new build extension.



Photo 80

2.2.79 Fixtures and fittings Plastic covers to radiators Good condition

2.2.80 Floor Finishes Quarry Tile Generally good condition. Areas of cracking noted at reception and playroom. No slip resistance noted.



Photo 81



Photo 82



Photo 83



Photo 84

**ITEM ELEMENT SUB ELEMENT CONDITION**

2.2.81 Internal Walls/  
Partitions Painted brick Generally good condition.



Photo 85

**MALE CHANGING AREA**

2.2.82 Ceilings Suspended Grid & Tile Generally good condition.  
1nr split tile, replace.



Photo 86

2.2.83 Doors and Frames Generally good condition.

**ITEM ELEMENT SUB ELEMENT CONDITION**

2.2.84 Fixtures and fittings Sinks and toilets in good working order.  
1nr urinal broken.  
Showers have poor water pressure.

Mechanical extract working.





Photo 87

2.2.85 Floor Finishes Quarry Tile Generally good condition.

2.2.86 Internal Walls/Partitions Brick/ceramic tiles/portafleck painted plaster Generally good condition.

**MALE CHANGING AREA 2**

| ITEM   | ELEMENT               | SUB ELEMENT           | CONDITION   |
|--------|-----------------------|-----------------------|---|
| 2.2.87 | Ceilings              | Suspended Grid & Tile | <p>Generally fair condition. Some staining noted in locations</p>  <p>Photo 88</p> |
| 2.2.88 | Doors and Frames      |                       | Generally good condition.   |
| 2.2.89 | Fixtures and fittings |                       | <p>Sinks and toilets in good working order.</p> <p>Showers have poor water pressure.</p> <p>Mechanical extract working.</p>   |
| 2.2.90 | Floor Finishes        | Vinyl Tiles           | <p>Generally good condition. Presumed to contain asbestos.</p>  <p>Photo 89</p>  |

| ITEM                      | ELEMENT                       | SUB ELEMENT                                       | CONDITION  |
|---------------------------|-------------------------------|---|--|
| 2.2.91                    | Internal Walls/<br>Partitions | Brick/ceramic tiles/portafleck<br>painted plaster | Generally good condition.  |
| <b>MALE TOILET</b>        |                               |   |  |
| 2.2.92                    | Ceilings                      | Suspended Grid & Tile                             | Generally good condition.  |
| 2.2.93                    | Doors and Frames              |   | Generally good condition.  |
| 2.2.94                    | Fixtures and fittings         |   | Sinks and toilets in good working order<br>No mechanical extract |
| 2.2.95                    | Floor Finishes                | Quarry Tile                                       | Generally good condition.  |
| 2.2.96                    | Internal Walls/<br>Partitions | ceramic tiles/<br>painted plaster                 | Generally good condition.  |
| <b>MULTI-PURPOSE ROOM</b> |                               |   |  |

**ITEM ELEMENT SUB ELEMENT CONDITION**

2.2.97 Ceilings Suspended Grid & Tile Dated but generally fair condition. Minor water staining noted replace approximately 5nr tiles

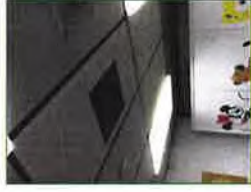


Photo 90



Photo 91

2.2.98 Doors and Frames Double doors to hall in good condition.

2.2.99 Floor Finishes Carpet Good condition.

2.2.100 Internal Walls/ Partitions Painted brick Generally good condition. Redecoration required around dart board approximately 4m2



Photo 92

**OFFICE 1**

2.2.101 Ceilings Suspended Grid & Tile Generally good condition.

| ITEM            | ELEMENT                   | SUB ELEMENT                       | CONDITION  |
|-----------------|---------------------------|-----------------------------------|--|
| 2.2.102         | Doors and Frames          |                                   | Door does not meet current fire safety standards. It is recommended this is replaced with half hour fire door with intumescent seals and door closer |
| 2.2.103         | Floor Finishes            | Carpet                            | Good condition.  |
| 2.2.104         | Internal Walls/Partitions | Solid/Plastered and Painted brick | Generally good condition.  |
| <b>OFFICE 2</b> |                           |                                   |  |
| 2.2.105         | Ceilings                  | Suspended Grid & Tile             | Generally good condition.  |
| 2.2.106         | Doors and Frames          |                                   | Door does not meet current fire safety standards. It is recommended this is replaced with half hour fire door with intumescent seals and door closer |
| 2.2.107         | Floor Finishes            | Carpet                            | Good condition.  |
| 2.2.108         | Internal Walls/Partitions | Solid/Plastered and Painted brick | Generally good condition.  |
| <b>OFFICE 3</b> |                           |                                   |  |
| 2.2.109         | Ceilings                  | Suspended Grid & Tile             | Generally good condition.  |



**ITEM                    ELEMENT                    SUB ELEMENT                    CONDITION**

2.2.110                    Doors and Frames                    Door does not meet current fire safety standards. It is recommended this is replaced with half hour fire door with intumescent seals and door closer

2.2.111                    Floor Finishes                    Carpet                    Good condition.



2.2.112                    Internal Walls/ Partitions                    Timber & Plasterboard                    Generally good condition.

**PLAYGROUP ROOM**

2.2.113                    Ceilings                    Suspended Grid & Tile                    Fair condition. Impact damage noted in various locations.



Photo 93

| ITEM    | ELEMENT                   | SUB ELEMENT       | CONDITION  |
|---------|---------------------------|-------------------|--|
| 2.2.114 | Doors and Frames          |                   | <p>Double doors to hall are not fire doors. It is recommended these are replaced.</p> <p>Ease and adjust the fire doors to external play area.</p>  <p>Photo 94</p> |
| 2.2.115 | Fixtures and fittings     | Units and counter | Generally good condition   |
| 2.2.116 | Floor Finishes            | Vinyl Sheet       | Good condition.  |
| 2.2.117 | Internal Walls/Partitions | Painted brick     | <p>Fair condition. Some redecoration required</p>  <p>Photo 95</p>  |
| 2.2.118 | Playgroup toilets         |                   |  |

| ITEM | ELEMENT | SUB ELEMENT | CONDITION |
|------|---------|-------------|-----------|
|------|---------|-------------|-----------|

**PLAYGROUP TOILETS**

|         |          |                       |                           |
|---------|----------|-----------------------|---------------------------|
| 2.2.119 | Ceilings | Suspended Grid & Tile | Generally good condition. |
|---------|----------|-----------------------|---------------------------|

|         |                  |  |                 |
|---------|------------------|--|-----------------|
| 2.2.120 | Doors and Frames |  | Good condition. |
|---------|------------------|--|-----------------|



|         |                       |  |  |
|---------|-----------------------|--|--|
| 2.2.121 | Fixtures and fittings |  | Water pressure good. No leaks noted to sink or toilets |
|---------|-----------------------|--|--|


|         |                |             |                 |
|---------|----------------|-------------|-----------------|
| 2.2.122 | Floor Finishes | Vinyl Sheet | Good condition. |
|---------|----------------|-------------|-----------------|

|         |                           |                 |                           |
|---------|---------------------------|-----------------|---------------------------|
| 2.2.123 | Internal Walls/Partitions | Solid/Plastered | Generally good condition. |
|---------|---------------------------|-----------------|---------------------------|

**RECEPTION**



| ITEM    | ELEMENT                   | SUB ELEMENT  | CONDITION                                   |
|---------|---------------------------|--|---|
| 2.2.126 | Fixtures and fittings     | Reception desk   | Good condition appears to be DDA compliant. |
|         |                           |   | Photo 98                                    |
| 2.2.127 | Floor Finishes            | Carpet   | Good condition.                             |
| 2.2.128 | Internal Walls/Partitions | Solid/Plastered  | Generally good condition.                   |
|         |                           |  | Photo 99                                    |

| ITEM                         | ELEMENT                    | SUB ELEMENT   | CONDITION  |
|------------------------------|----------------------------|---|--|
| 2.2.129                      | Internal windows           |   | Georgian wire fire glass windows with timber frames. Good condition. |
|                              |                            |  | Photo 100  |
| <b>REFEREE CHANGING ROOM</b> |                            |   |  |
| 2.2.130                      | Ceilings                   | Suspended Grid & Tile   | Generally fair condition.  |
| 2.2.131                      | Doors and Frames           |   | Generally good condition.  |
| 2.2.132                      | Fixtures and fittings      |   | Shower good working order.<br>No Mechanical extract                  |
| 2.2.133                      | Floor Finishes             | Quarry Tile   | Generally good condition.  |
| 2.2.134                      | Internal Walls/ Partitions | Ceramic tiles/ portafleck painted plaster   | Generally good condition.  |
| <b>SLUICE ROOM</b>           |                            |   |  |

| ITEM    | ELEMENT                   | SUB ELEMENT               | CONDITION  |
|---------|---------------------------|---------------------------|--|
| 2.2.135 | Ceilings                  | Suspended Grid & Tile     | Generally good condition.  |
| 2.2.136 | Doors and Frames          |                           | Door does not meet current fire safety standards. It is recommended this is replaced with half hour fire door with intumescent seals and door closer |
| 2.2.137 | Floor Finishes            | Quarry Tile               | Good condition.  |
| 2.2.138 | Internal Walls/Partitions | Solid/Plastered and brick | Generally fair condition, minor redecoration required  |



Photo 101

## 3.0 Photo Schedule





Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17





Photo 18



Photo 19



Photo 20



Photo 21



Photo 22

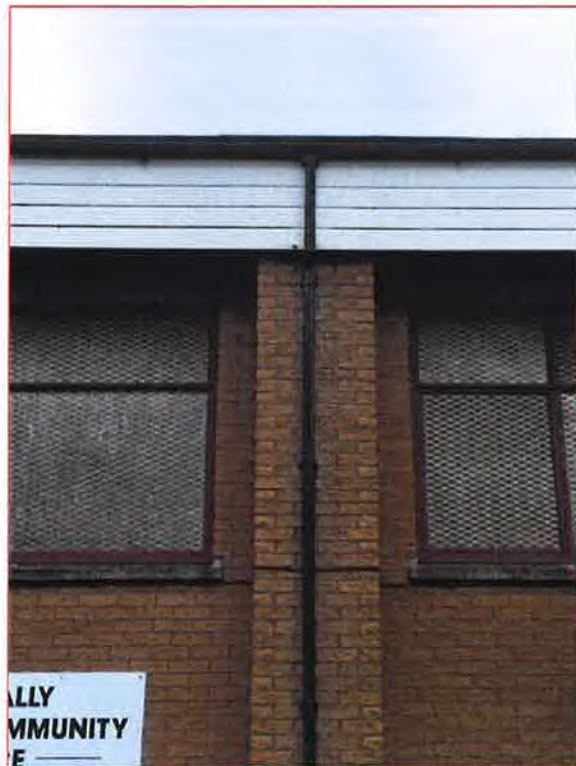


Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28

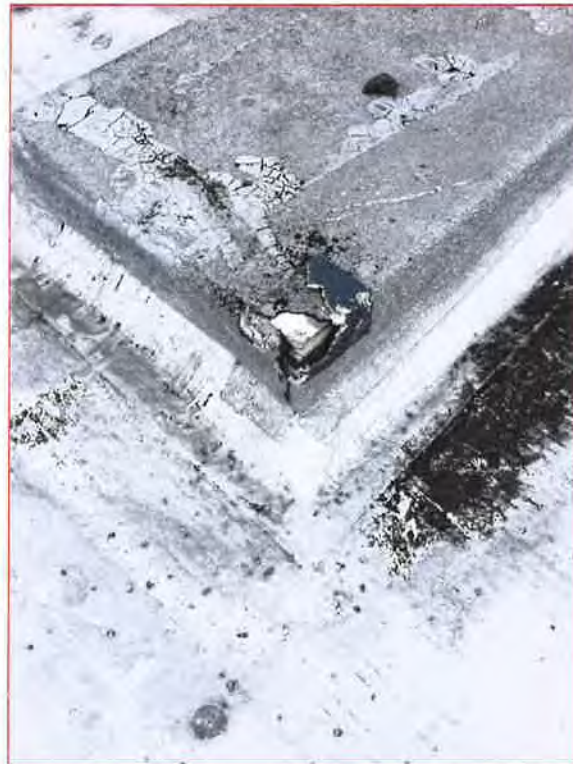


Photo 29



Photo 30



Photo 31



Photo 32



Photo 33





Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49





Photo 50

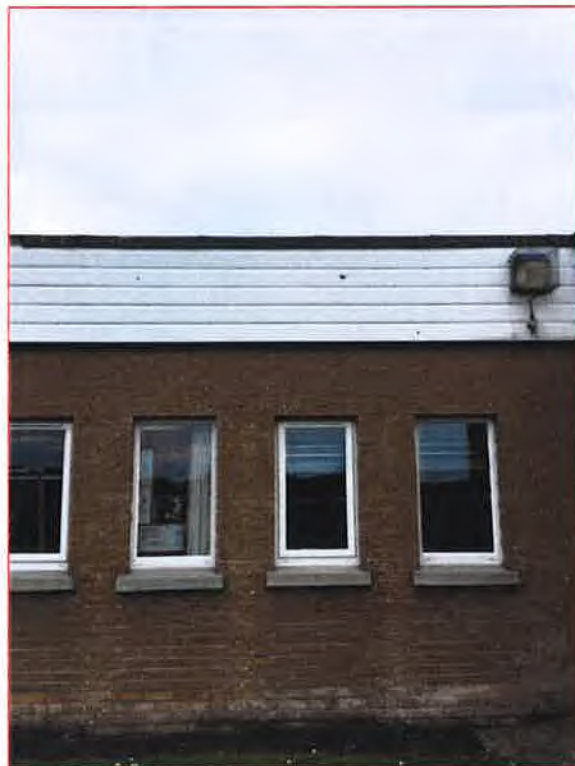


Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65





Photo 66



Photo 67



Photo 68



Photo 69

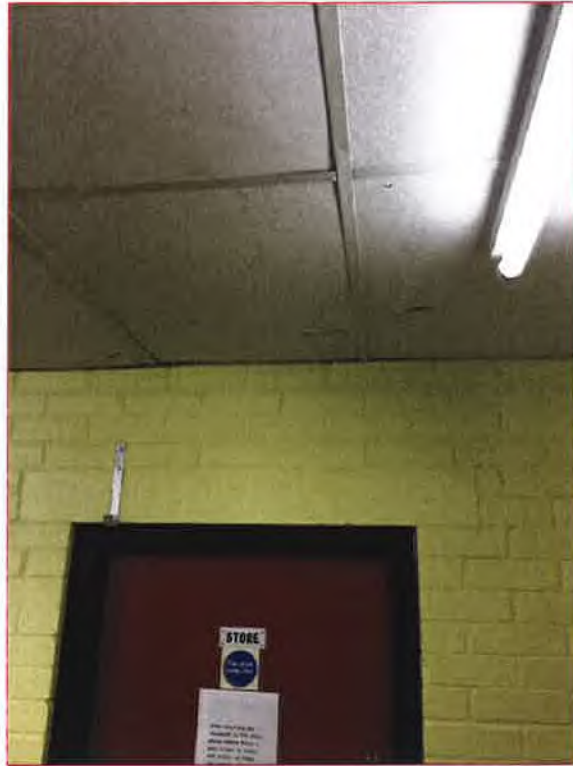


Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76

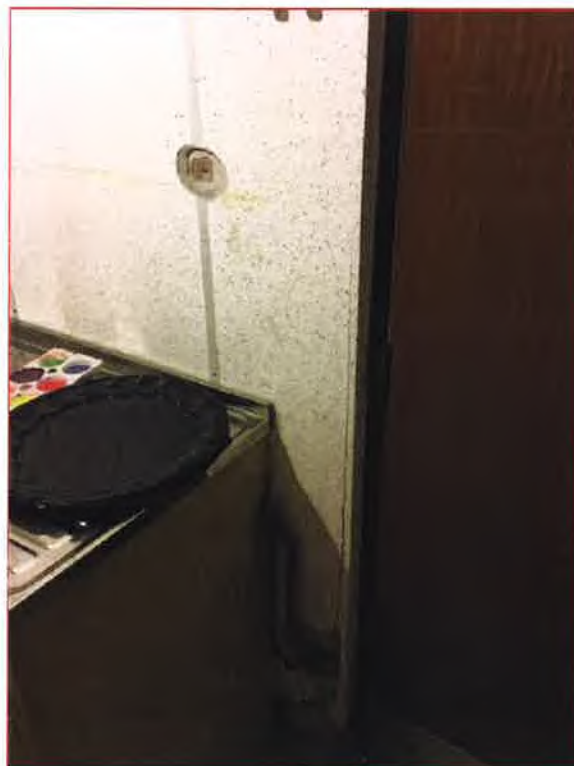


Photo 77

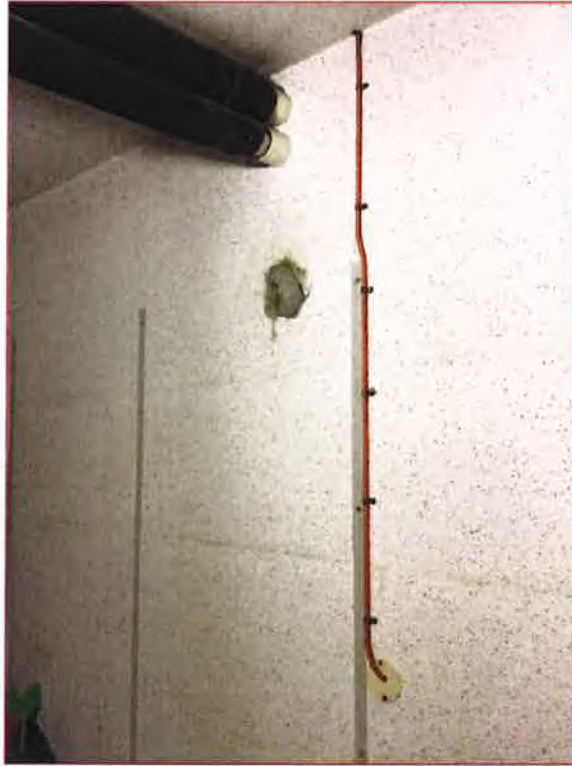


Photo 78



Photo 79



Photo 80



Photo 81





Photo 82



Photo 83

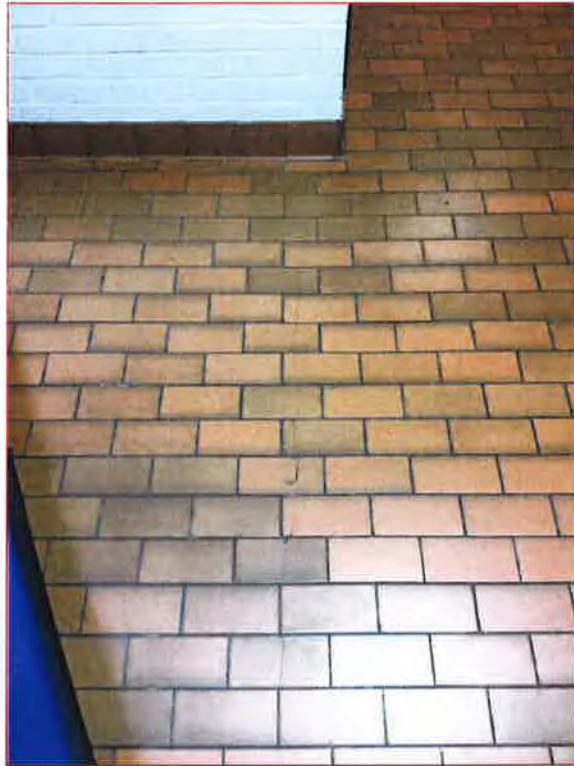


Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90



Photo 91



Photo 92



Photo 93



Photo 94

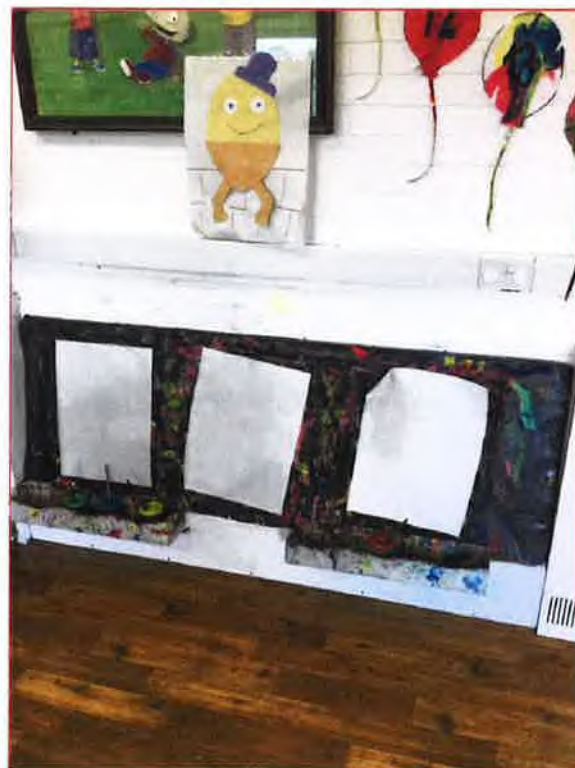


Photo 95



Photo 96



Photo 97





Photo 98



Photo 99



Photo 100



Photo 101

# 4.0 Cost Estimates

**BALLYSALLY YOUTH & COMMUNITY CENTRE, COLERAINE**

**Date: 26-05-17**

**COST SUMMARY**

**Internal building works**

|   |      |          |
|---|------|----------|
| Replace internal doors to 30mins fire resistant; apply paint finish and ironmongery | Item | 6,125.00 |
| Minor repairs to floor finishes   | Item | 1,250.00 |
| General repairs to wall finishes; re-plastering and decoration                      | Item | 2,135.00 |
| General repairs to ceiling finishes; to suspended ceiling tiles and decoration      | Item | 950.00   |
| Asbestos R & D survey   | Item | 1,500.00 |
| Allow for asbestos removal (Provisional)  | Item | 5,000.00 |

**External building works**

|   |      |            |
|---|------|------------|
| Renew roof covering and insulation with single ply membrane     | Item | 137,425.00 |
| Clean gutters etc   | Item | 225.00     |
| Replace missing downpipes                                       | Item | 215.00     |
| Replace defective gutter  | Item | 195.00     |
| Take down external chimney stacks; rebuild with new flue liners | Item | 9,950.00   |
| Power wash external walls                                       | Item | 1,500.00   |
| Repairs cracks to facing brickwork                              | Item | 955.00     |
| Repoint isolated areas of facing brickwork                      | Item | 1,565.00   |
| Replace isolated areas of defective facing brick                | Item | 1,455.00   |
| Redecorate external doors and frames                            | Item | 155.00     |
| Redecorate external windows                                     | Item | 195.00     |

**Siteworks**

|  |      |            |
|--|------|------------|
| Boundary wall; replace soldier course bricks             | Item | 1,545.00   |
| Boundary wall; replace section of defective facing brick | Item | 945.00     |
|  | b/f: | 173,285.00 |

|   |      |                            |
|---|------|----------------------------|
|   | c/f: | 173,285.00                 |
| Prepare; apply specialist paint coating to existing paladin fence and gates | Item | 5,760.00                   |
| Lift concrete flags; relay and repoint etc                                  | Item | 4,650.00                   |
| <b>Preliminaries</b>  |      |                            |
| Allow for builders' Preliminaries and Insurances 15%                        | Item | 30,211.50                  |
| <b>Estimated Costs</b>  |      | <b><u>£ 213,906.50</u></b> |

The costs are based on the attached survey and are exclusive of VAT and professional and statutory fees

# 5.0 Glossary

## Terms

## 5.1

The descriptive and expressive terms of the Schedule which describe the condition of the property are for the purpose of this report defined as follows:

| <b>EXPRESSION</b>       | <b>DEFINITION</b>  |
|-------------------------|--|
| Good                    | In a good condition with no significant soil/wear or other deflections. No repairs presently required.   |
| Satisfactory or lightly | Subject to general wear and tear with soiling but is still serviceable and functioning adequately. Minor and isolated maintenance repair or cleaning required. |
| Fair or moderately      | Subject to several years wear and tear, still serviceable, but with repair work now necessary.   |
| Dilapidated or poor     | Subject to hard long term wear, having reached, or nearing the end of its useful life. Extensive repair and replacement now required.                          |

## Crack Classification

## 5.2

| <b>CRACK WIDTH</b> | <b>DESCRIPTION</b> | <b>EASE OF REPAIR</b>   |
|--------------------|--------------------|---|
| Up to 0.1mm        | Hairline           | No action required  |
| 0.1mm to 1.0mm     | “Very slight”      | can be treated easily using normal decoration   |
| 1.1mm to 5.0mm     | Slight             | Cracks easily filled. Recurrent cracks can be masked by suitable linings  |
| 5.1mm to 15mm      | Moderate           | Cracks that require some opening up and can be patched by a mason. Repointing of external brickwork and possibly a small amount of brickwork to be replaced |
| 15.1mm to 25mm     | Severe             | Extensive damage which requires breaking-out and replacing sections of walls  |

Reference : BRE Digest 251 Assessment of damage in low-rise buildings.