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<b>Report To:</b>	<b>Regeneration Committee</b>	<b>Date:</b>	<b>19<sup>th</sup> January 2012</b>
<b>Report By:</b>	<b>Corporate Director- Regeneration and Environment</b>	<b>Report No:</b>	<b>R235/12/AF/SJ</b>
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<b>Subject:</b>	<b>Strategic Leisure Sites: Review of Rankin Park Covered Football Provision</b>		

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## **1.0 PURPOSE**

- 1.1 The purpose of this report is to advise Members of the review by Inverclyde Leisure of the proposed covered football provision at Rankin Park.

## **2.0 SUMMARY**

- 2.1 The Regeneration Committee on 20<sup>th</sup> January 2011 agreed to reconfigure the Rankin Park development to provide a new grass pitch and pavilion which would be sufficiently large to provide changing accommodation for a second phase to construct a covered football facility. The latter was promoted by and was to be developed by Inverclyde Leisure.
- 2.2 Inverclyde Leisure has undertaken a review of current demand for football provision and has concluded that it is difficult to determine whether there is sufficient demand at this stage. They have advised that it will not be possible to be sufficiently certain, which is necessary to formalise the business plan, until the actual usage of the new 3<sup>d</sup> generation and other pitch provision at the various strategic leisure sites and associated new schools has been in operation for a longer period of time.
- 2.3 In order to progress with the creation of the grass pitch and appropriately sized pavilion, it is proposed that any associated changing accommodation originally to be built for the covered football facility should not be undertaken at this stage. This would be held in abeyance until Inverclyde Leisure carries out a second review in 2014 to confirm whether there is sufficient demand to allow the Leisure Trust to demonstrate there is sufficient income to meet the borrowing obligations.

## **3.0 RECOMMENDATION**

- 3.1 That Committee:
1. note the contents of this report and that a further report will be brought back for Members' consideration in due course; and,
  2. approve the development of the grass pitch and necessary related changing accommodation.

Aubrey Fawcett  
Corporate Director Regeneration and Environment

## 4.0 BACKGROUND

- 4.1 A revised development framework was approved for Rankin Park in January 2011. which involved:
- Phase 1 – Provision of new grass pitch with changing pavilion, which would be built sufficiently large to accommodate the changing requirements for a covered football facility; and
  - Phase 2 – The construction of a covered football facility as promoted and to be developed by Inverclyde Leisure.
- 4.2 In order to progress the second phase, the covered football facility, Inverclyde Leisure needed to develop a robust business plan to confirm the level of income necessary to cover repayment of any loan taken out to construct the premises.
- 4.3 Since January 2011, Inverclyde Leisure has endeavoured to determine the potential future usage but this has proved difficult due to usage of the new 3<sup>rd</sup> generation and other pitch provision at the various strategic leisure sites and associated new schools not being fully understood.

## 5.0 PROPOSAL

- 5.1 In order for a development to be progressed at this stage it is proposed that:
- the development of the grass pitch and necessary related changing accommodation and car parking provision, which are capable of extending, at a cost of £1,300,000 be proceeded with at this stage and the residual funding allocated of £100,000 be retained for development of the necessary additional changing accommodation, if required in 2014/15; and,
  - Inverclyde Leisure carries out a second review in 2014 to confirm whether there is sufficient demand to allow the Leisure Trust to demonstrate there is sufficient income to meet the borrowing obligations and that a further report is submitted to Members in due course.

## 6.0 CONCLUSION

- 6.1 In recognition of the difficulties that Inverclyde Leisure is encountering in determining the extent of demand for the new indoor football facility, it is important the first phase of development to establish a grass pitch and pavilion is progressed and that a further report will be brought back for Members' consideration once Inverclyde Leisure undertake another review in 2014.
- 6.2 Inverclyde Leisure has advised that in light of the continuing downturn in the economy and the reduction in income it is experiencing, it would not be prudent to commit it to any financial risk in the near future.

## 7.0 IMPLICATIONS

- 7.1 Finance:

Financial Implications – One off Costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
Capital	Strategic Leisure Sites				
	Phase 1 Pitch & Pavilion	2011-13	£1,300,000		

	Additional Changing Accommodation	2014-15	£100,000		Retained until review by Inverclyde Leisure
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#### Financial Implications – Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments
No additional costs identified at this stage.					

Personnel: N/A.

Legal: N/A

Equalities: Equality and diversity processes comply with EU requirements. Equal Opportunities, Issues of Gender & Disability and Social Inclusion have been addressed in the design of this programme.

## 8.0 CONSULTATIONS

8.1 Inverclyde Leisure has been consulted in the preparation of this report.