
Report To:	Education and Communities Committee	Date:	1 September 2020
Report By:	Ruth Binks Corporate Director Education, Communities & Organisational Development	Report No:	EDUCOM/36/20/TM
Contact Officer:	Tony McEwan Head of Culture, Communities and Educational Resources	Contact No:	01475 712828
Subject:	Indoor Tennis Centre at Rankin Park, Greenock		

1.0 PURPOSE

- 1.1 The purpose of this report is to provide an update on the plans for an Indoor Tennis Centre at Rankin Park, Greenock and to seek an increase in the funding allocated by the Council to the project.

2.0 SUMMARY

- 2.1 The indoor tennis facility is a key development towards improving participation rates in tennis; the health and wellbeing of the community; offering opportunities for people of all economic social backgrounds and those with disabilities to achieve their potential on and off the court. In addition, it aims to improve tennis pathways for our younger players with provision through the winter months and make a positive and lasting contribution to the regeneration of Greenock and Inverclyde.
- 2.2 Following a recent objection by SEPA around the position of the proposed facility, it has been necessary to develop plans to reposition and reconfigure the facility but still within the Rankin Park site.
- 2.3 National funding of £850,000 has already been agreed by a partnership of sportscotland, Tennis Scotland and the Lawn Tennis Association (LTA), known as the Transforming Scottish Indoor Tennis fund (TSIT), and was reported to the Education and Communities Committee in March 2020. A requirement of the national tennis bodies is that Inverclyde Council is the main recipient of the funding.
- 2.4 The revised plans increase the total cost of the facility from £1.35m to £1.835m and this report seeks approval to increase the bid to TSIT, by £150k to £1m (the maximum permitted) with a consequential increase in the Council's contribution of £335k.
- 2.5 Subject to committee approval of the increase in the Council's contribution, the overall project will be resubmitted at stage 2 level to the relevant bodies of TSIT for endorsement and approval of additional funding.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that the Education and Communities Committee:

- notes the progress in relation to the proposed indoor tennis facility at Rankin Park, Greenock;
- notes the planned revisions to the site and the build;

- agrees to additional £335k funding being considered for the revised plans and thereafter agrees that a revised bid to sportscotland of £1m is made; and
- notes that a further report will be submitted, prior to formal commitment to the project being made which will include confirmation of the revenue implications.

Ruth Binks,
Corporate Director Education, Communities and Organisational Development

4.0 BACKGROUND

- 4.1 The Lawn Tennis Association (LTA,) sportscotland and Tennis Scotland are working together on the Transforming British Tennis Together initiative which aims to transform the Scottish indoor tennis landscape through a £15 million investment programme. This fund will see investments in indoor tennis projects which are supported by a community tennis network. The level of funding available varies from project to project and successful bids reflect the vision of the LTA and sportscotland for real transformation in the community through the community tennis network plan. Up to two thirds of the capital investment for the project can be applied for through the national fund with the rest of the funds to be sourced locally.
- 4.2 The Council's budget for 2017/18 included an allocation of £350K to part fund the development of an indoor tennis facility and as part of the Council's budget process in 2018/19 an additional £150K was added to increase the Council's contribution from £350k already agreed to £500k, assuming total project costs no more £1.5 million.
- 4.3 There are three tennis clubs in Inverclyde: Kilmacolm, Ardgowan and Fort Matilda. Two of the clubs have been successful in a joint bid to sportscotland for a Direct Club Investment project. The clubs have invested in a Head Coach with a development remit which includes engaging with our local schools. As part of the project a local tennis network has been formed with the West Region Tennis Scotland development officer, club president from Fort Matilda tennis club, tennis section representative from Ardgowan Bowling and Tennis Club and the manager of the Active Schools / Sports Development team. Inverclyde Council worked in partnership with local clubs and Inverclyde Leisure to develop a community tennis network plan to support the funding bid.
- 4.4 The original bid was submitted in June 2019 to establish a 3 court indoor tennis facility which would be attached to the existing pavilion at Rankin Park in Greenock. The facility would be enhanced with the provision of a small gym and cafeteria area. The site was chosen specifically to enhance community leisure provision in the area and to maximise the use of the existing pavilion as changing facilities are a necessary part of a successful project.
- 4.5 In February 2020, the Council received notification that it was successful in securing funding of £850K from LTA and sportscotland to part fund the project. This funding was made up of Sport Scotland (£425K) Tennis Scotland and LTA (£425k), of which £125,000 will be in the form of an interest free loan over 10 years to be repaid by Inverclyde Leisure. The payment for the loan commences in the second year of operation. The interest free loan element of the funding has not increased. The Council will work with Inverclyde Leisure to deliver the project and for IL to provide facilities management. This will be subject to a full funding agreement between Inverclyde Council and Inverclyde Leisure which is leading on the development of the project.
- 4.6 In the time between the bid being lodged and the funding being agreed, and during the normal course of applying for planning permission, SEPA lodged an objection to the plans following its recent identification of a flood plain on the proposed build site. At the time of the pavilion being built, there were no indications by SEPA that there was a flood plain on this site. Key to the success of the bid was the identification of the Rankin Park area for the facility. Therefore, Inverclyde Leisure, working with Council officers, have explored a number of options to redesign the facility and its placement on the Rankin Park site. The revised proposal is provided in appendix 1 and appendix 2 of this report. Any proposal is subject to a new bid being submitted to sportscotland and the LTA and subject to a further planning application.
- 4.7 The revised design proposes to build the indoor tennis on the site currently occupied by the unused bowling rank of Rankin Park Bowling Club. This is the only part of the Rankin Park site, other than the grass football pitch area, that is not on the flood plain. The proposed location of the facility is shown in appendix 1 of this report. Officers have worked positively with the bowling club to put in arrangements to transfer the lease for this site back to the Council so that the proposed development can take place. The re-siting of the facility will also have a limited encroachment on the grass football pitch at Rankin Park. Although the grass

pitch is not used often, the Council is keen to retain it. Council officers met with the local football team who primarily use the pitch to consult on plans to slightly reduce the pitch in size while continuing to ensure this meets SFA requirements. Again, the discussions around this were positive.

- 4.8 A diagram showing the revised floor plan forms appendix 2 to this report. The increase in size due to the inclusion of the facilities within the building has increased the total cost of the facility from £1.39m to around £1.835m. To help meet the increased costs, the Council seeks to increase its bid to sportscotland from £850k to the maximum of £1m, and positive discussions have taken place with sportscotland in this regard. This, however, still leaves a shortfall of £335k which the Council will be required to meet, prior to a revised bid being submitted to sportscotland. These figures include risk allowances in connection with further consultation required with the Council's Roads Service on the parking and access arrangements for the revised proposals, and in connection with unknown ground conditions which will require completion of further site investigation on the new building location, neither of which have been concluded at this stage. The costs are also based on a delivery programme with a construction period commencing 1st Quarter 2021 which will make allowance for an element of the current COVID-19 restrictions and the phased construction sector recovery programme.
- 4.9 Any costs associated with additional survey work will be contained within the contingency fund for the project.
- 4.10 Should the Committee agree to the additional funding a revised project timeline will be developed to coincide with the further bid to sportscotland and taking account of the current restrictions placed upon stakeholders by the current COVID-19 situation.
- 4.11 The indoor tennis facility is a key development towards improving participation rates in tennis; the health and wellbeing of the community; offering opportunities for people of all economic social backgrounds and those with disabilities to achieve their potential on and off the court. In addition, it aims to improve tennis pathways for our younger players with provision through the winter months and make a positive and lasting contribution to the regeneration of Greenock and Inverclyde.

5.0 IMPLICATIONS

5.1 Finance

IL have previously indicated that the intention is that there will be no net running costs to be funded by the Council. As part of the submission to sportscotland the Business Plan will be revised and this will form part of a further report to the Committee before the Council fully commits to this project.

Financial Implications:

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report 000	Virement From	Other Comments
N/A	Capital	2020/21	500 335		Already approved Met from the £2million Property Services capital allocation

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments
N/A					

5.2 **Legal**

There are no legal implications at this stage.

5.3 **Human Resources**

There are no HR implications.

5.4 **Equalities**

Equalities

(a) Has an Equality Impact Assessment been carried out?

	YES (see attached appendix)
X	NO – This report does not introduce a new policy, function or strategy or recommend a substantive change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required

(b) Fairer Scotland Duty

If this report affects or proposes any major strategic decision:-

Has there been active consideration of how this report's recommendations reduce inequalities of outcome?

	YES – A written statement showing how this report's recommendations reduce inequalities of outcome caused by socio-economic disadvantage has been completed.
X	NO

(c) Data Protection

Has a Data Protection Impact Assessment been carried out?

	YES – This report involves data processing which may result in a high risk to the rights and freedoms of individuals.
X	NO

5.5 Repopulation

Provision of first class sporting facilities will provide a draw.

6.0 CONSULTATIONS

6.1 Tennis Scotland, sportscotland, Inverclyde Leisure, Active Schools/Sports Development Team have been consulted.

6.2 The CMT has reviewed the proposal in detail and has fully endorsed the report's recommendations.

7.0 BACKGROUND PAPERS

7.1 N/A

Inverclyde council
 Environment, Regeneration and Resources
 Gerald Malone
 Head of Legal and Property Services
 107 Bannockburn Street,
 Glasgow G3 7HU
 PA15 1HU

Client:
 Inverclyde Council

Project:
 Rankin Park Playing Fields

Project No.:
 00 - 000

Dwg No.:
 A-(00)000

Rev.:

Drawing Title:
 Indoor Tennis at Rankin Park

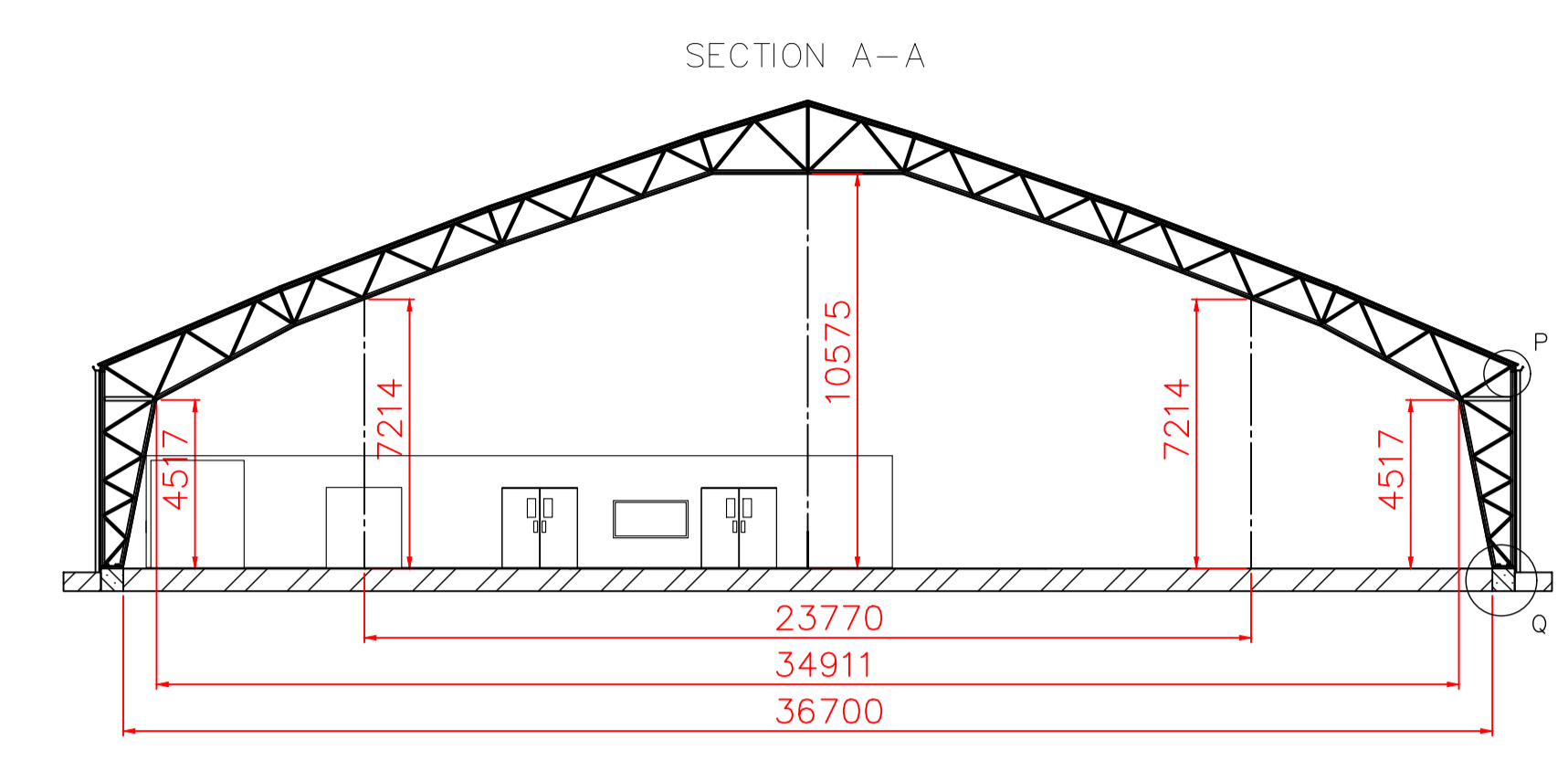
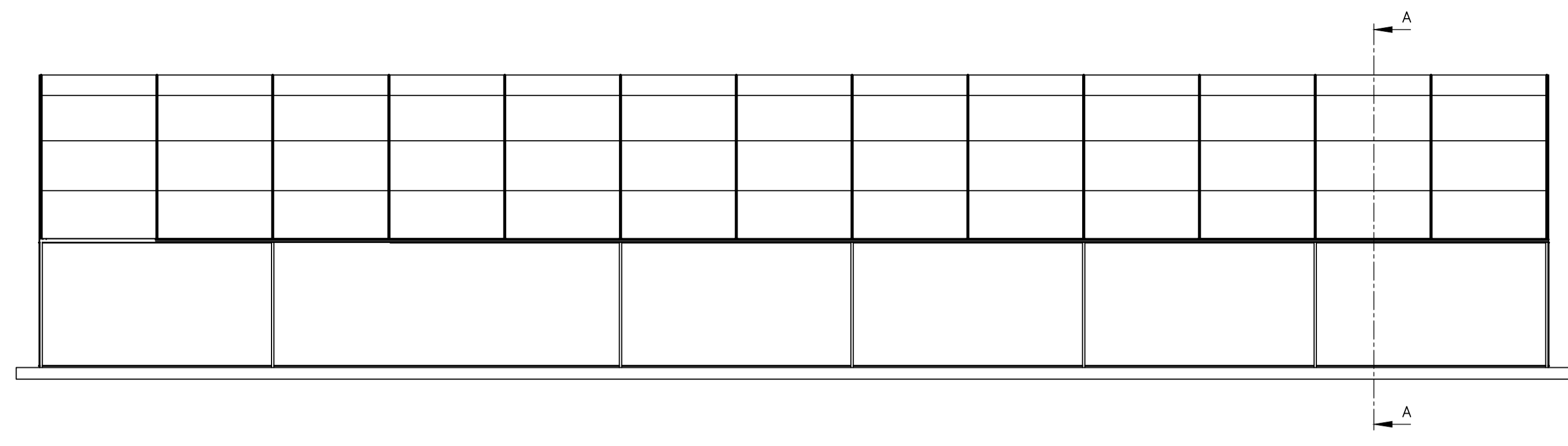
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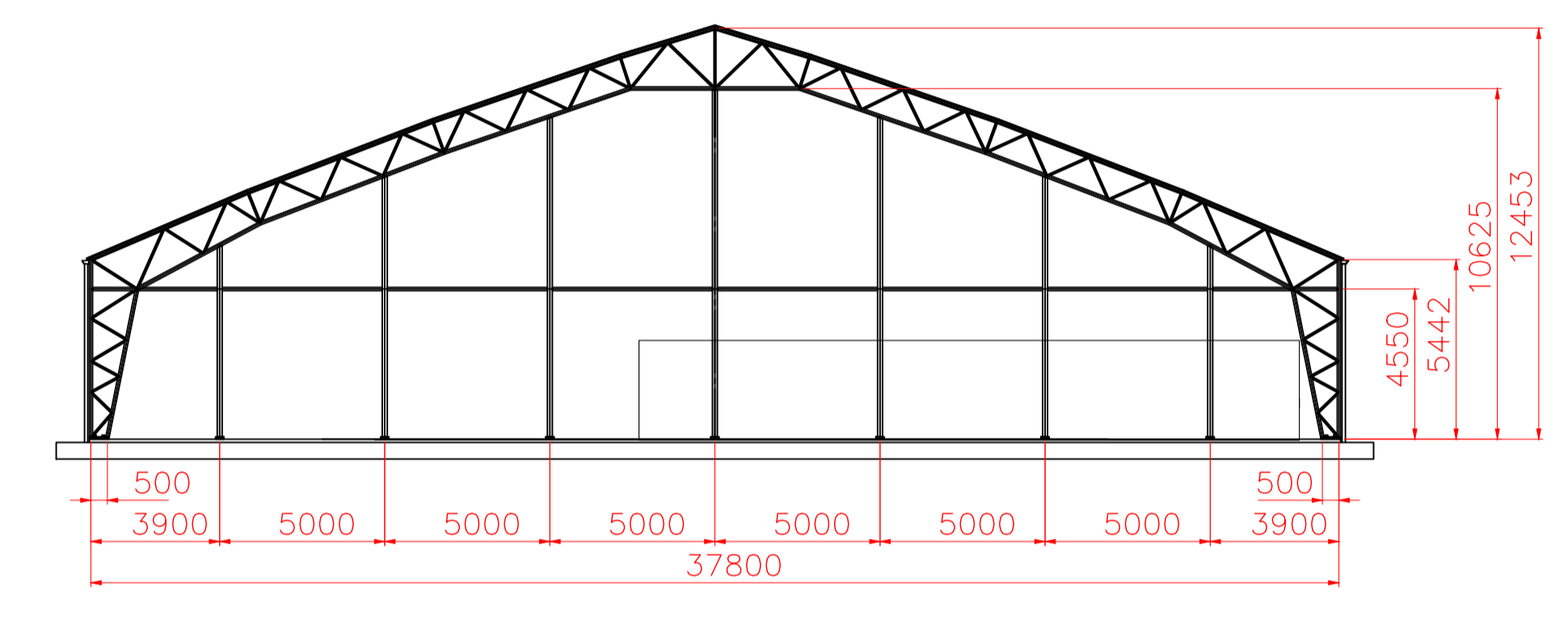
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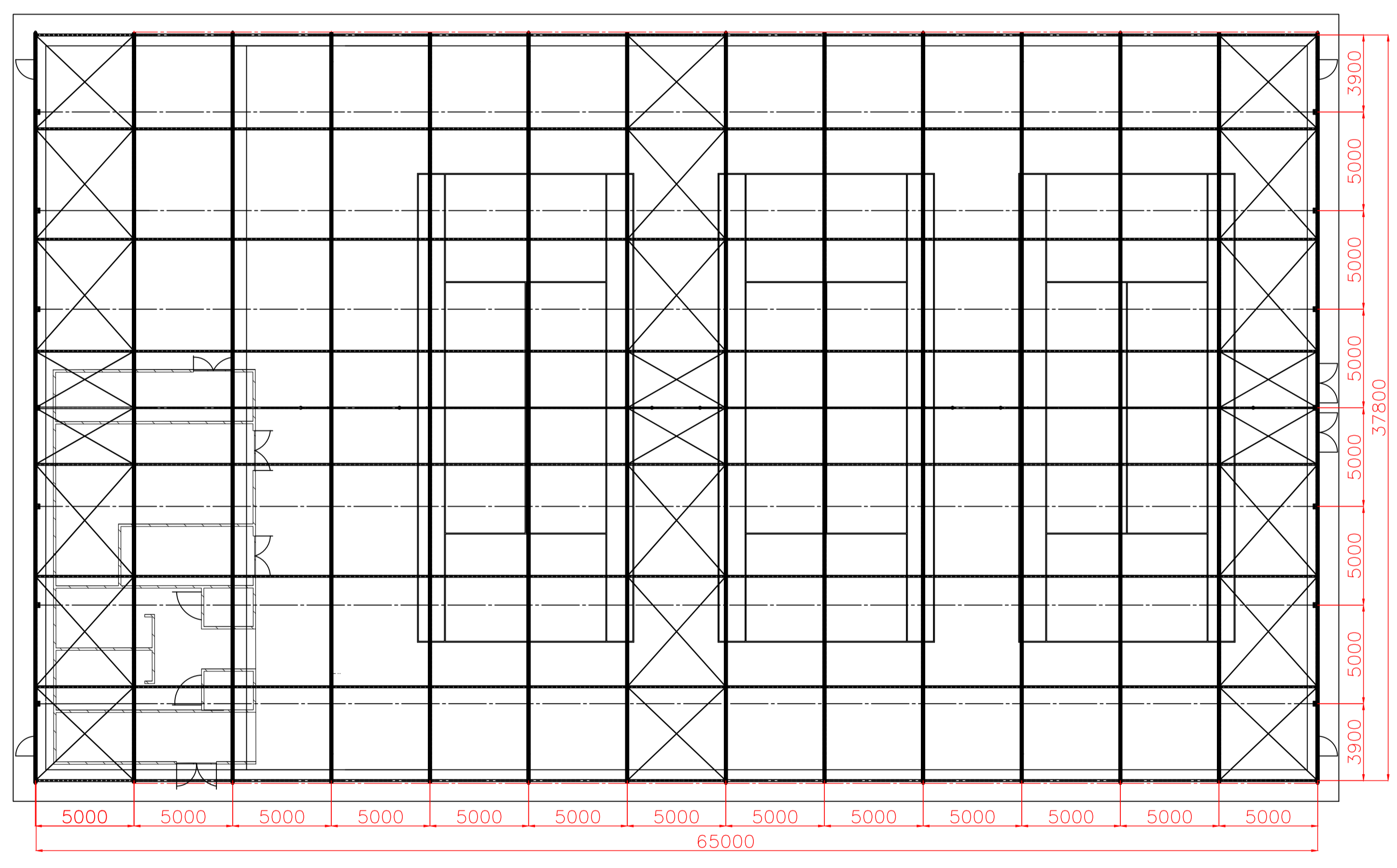
REVISIONS		Name	Date
Re	Description		
A	Drawing package for Rocklyn submission	RPB028/06	2019



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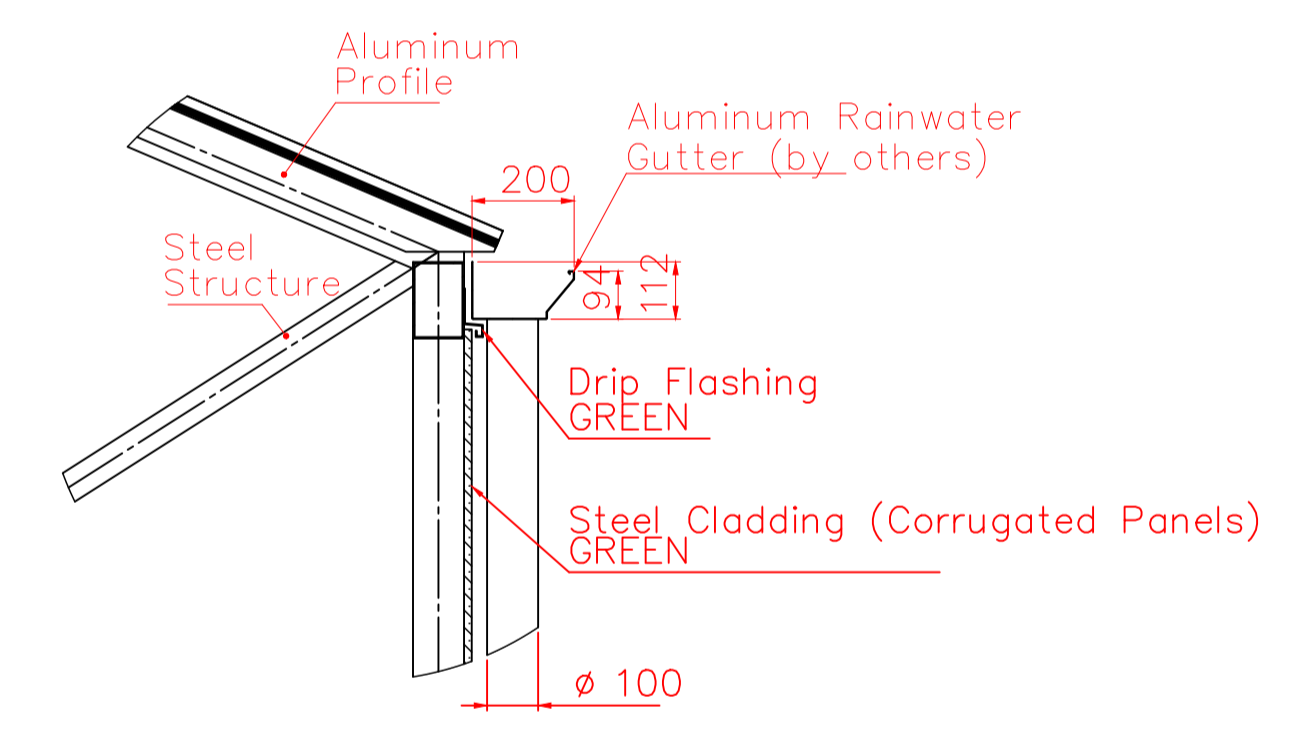


WEST SIDE

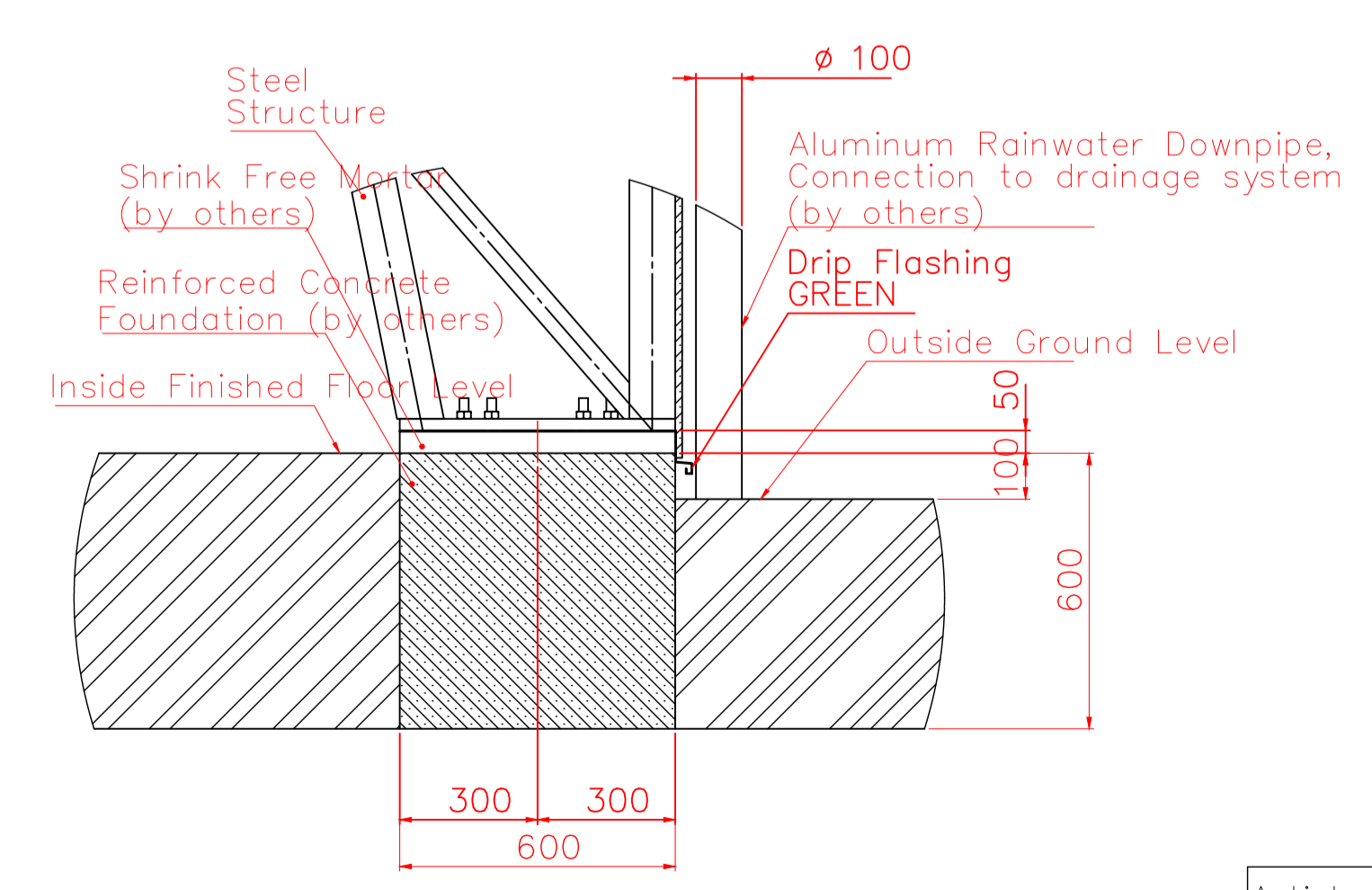


EAST SIDE

DETAIL P
SCALE 1 : 10



SOUTH SIDE



DETAIL Q
SCALE 1 : 10

Article 1566 37,8x60x4.5 RANKIN PARK GREENOC SCOTLAND
 Mass: 9467538 Neg: 1/1 Format: A Scale: 1:1 Status: JGEGEVEN
 Material:
 Finish:
 Art Nr: (unfinished):
 Art Nr: Q190549 SFS37.8x60 5x45 SECTIONS
 This drawing is property of E.F.S. N.V. and may not be copied or used without the written permission of E.F.S. N.V.

28/06/2019 - RPB0 - Project: Q160487 ELLSEMERE SFS37.8x70x4.5