
Report To:	Regeneration Committee	Date:	3 September 2009
Report By:	Corporate Director- Regeneration and Resources	Report No:	RC09/09/11/SJ
Contact Officer:	Stuart Jamieson	Contact No:	01475 715555
Subject:	Strategic Leisure Sites		

1.0 PURPOSE

- 1.1 The purpose of this report is to update Members on the progress to date on the Strategic Leisure Sites programme and provide a revised cost model for year 1.

2.0 SUMMARY

- 2.1 Inverclyde Council, through its budget setting process has allocated £22.7m for a number of sport / leisure sites in Inverclyde with completion by August 2012. The sites identified are, Ravenscraig Stadium, Parklea (Stadium Facility), Parklea (Pavilion), Rankin Park Development, Gourrock Park – DDA, Gourrock Park – Amphitheatre, Gourrock Pool – Upgrade, Pitches Strategy (Priority).
- 2.2 The planned investment indicative profile, which was presented to Council, is contained in Appendix 1.
- 2.3 Officers have met regularly to develop each of the distinct projects and these are currently at different stages dependant on the timescales which prevail. Appendix 2 provides members with detail on each of the projects.
- 2.4 A number of meetings have been held with Sportscotland to make them aware of the Council's commitment to key leisure sites and they have been supportive of our proposals.
- 2.5 Property Resources and Facilities Management have developed their framework of Consultant appointments and have formally appointed consultants where it is considered appropriate not to complete the design works in house.

3.0 RECOMMENDATION

- 3.1 That members note the position in relation to progress of the projects.
- 3.2 That Committee approves the allocation of funds to pitches contained in para 4.4 below within the approved budget and agrees to the re-profile of the indicative profile in Appendix 1.
- 3.2 That the Committee delegates authority to the Corporate Director - Regeneration & Resources to select appropriate tenderers and issue tender documents for the delivery of the:-
- track and stadium upgrade and associated shielding works and accept the lowest or most economically advantageous tender in accordance with Council Standing Orders (General) and Financial Regulations (26.5) and European Procurement Directives for the Ravenscraig stadium proposal.

- 1st synthetic football pitch and accept the lowest or most economically advantageous tender in accordance with Council Standing Orders (General) and Financial Regulations (26.5) for the Parklea enabling works.
- community stadium, pavilion, drainage improvements and associated infrastructure works and accept the lowest or most economically advantageous tender in accordance with Council Standing Orders (General), Financial Regulations (26.5) and European Procurement Directives, for the main Parklea works.
- sport centre, pitches, drainage improvements and associated infrastructure works and accept the lowest or most economically advantageous tender in accordance with Council Standing Orders (General), Financial Regulations (26.5) and European Procurement Directives, for the Rankine Park works.
- upgrade and development improvements and associated infrastructure works and accept the lowest or most economically advantageous tender in accordance with Council Standing Orders (General), Financial Regulations (26.5) and European Procurement Directives, for the Gourrock Park amphitheatre works.
- upgrade and development improvements and associated infrastructure works and accept the lowest or most economically advantageous tender in accordance with Council Standing Orders (General), Financial Regulations (26.5) and European Procurement Directives, for the Gourrock Pool works.

3.3 The Committee remit that the Corporate Director – Regeneration and Resources present 6 monthly update reports on the programmes delivery.

Stuart Jamieson
Head of Economic & Social Regeneration

4.0 BACKGROUND

- 4.1 Inverclyde Council, through its budget setting process has allocated £22.7m for a number of sport / leisure sites in Inverclyde with completion by August 2012. The sites identified are, Ravenscraig Stadium, Parklea (Stadium Facility), Parklea (Pavilion), Rankin Park Development, Gourock Park – DDA, Gourock Park – Amphitheatre, Gourock Pool – Upgrade, Pitches Strategy (Priority).
- 4.2 The allocation of funds to projects was developed through a number of reports, including the strategic sites review and the pitches strategy document, which have previously been presented to Committee.
- 4.3 The proposed allocation of funds (£3m) for pitch redevelopment is in line with the pitches strategy in consultation with SportsScotland. Consideration has been taken in respect of location, use, surface, changing accommodation, drainage and proximity to other facilities, including available schools. Officers considered every pitch in the area and the following is proposed:- Parklea 3g - £642k, Parklea drainage - £906k, Broomhill pitch - £500k, Broomhill pavilion - £200k, George Road - £500k, Birkmyre - £140k, a balance of £112k will be used for contingencies.
- 4.4 The blaes pitches at Greenock High School were considered on this list due to the memorandum of understanding between the Council and SportsScotland in relation to Inverclyde Academy. A proposal to upgrade the unseeded pitch at Inverclyde Academy to 3g has been discussed with SportsScotland. SportsScotland is amenable to this proposal and have stated that they are prepared to waive the planning constraints in respect of the Greenock High School site. This results in a substantial windfall for the Council as it is benefitting from an additional capital receipt in due course as well as removing the requirement for upgrade of the blaes pitches.
- 4.5 Members will be aware from the report presented to the March 2009 Committee that £450,000 was allocated to be brought forward within the strategic sites programme as a result of the Scottish Government's initiative on capital spending. This brings the year one spend to £1.775m. The proposed spending allocation this financial year is:-

PROJECT	Spend Profile 09/10 £
Ravenscraig Stadium	70,000
Parklea (Juniors Facility)	50,000
Rankin Park Development	50,000
Gourock Park - DDA	50,000
Gourock Park - Amphitheatre	175,000
Gourock Pool - Upgrade	30,000
Parklea Pavilion	50,000
<u>Pitches Strategy (Priority)</u>	
	500,000 (Broomhill)
<i>Acceleration Monies</i>	500,000 (George Rd)
<i>Broomhill Pavillion</i>	50,000 (part funding)
<i>Parklea 3g</i>	250,000 (part funding)
Total £	£1,775,000

5.0 IMPLICATIONS

- 5.1 Finance:

Financial Implications – One off Costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
Capital	n/a	n/a	As above	n/a	N/a

Financial Implications – Annually Recurring Costs/ (Savings)

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

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.

INVERCLYDE COUNCIL - REGENERATION & RESOURCES
PROPERTY RESOURCES & FACILITIES MANAGEMENT
Leisure Strategy - Phasing (Rev 12082009 V3)

Planned Investment - Indicative Profile

PROJECT	Year	2009/10	2010/11	2011/12	2012/13	2013/14	TOTAL	
Ravensraig Stadium		70,000	1,450,000	180,000	>	>	1,700,000	Site Period April 2010 - March 2011
Parklea (Juniors Facility)		50,000	1,000,000	1,000,000	600,000	150,000	2,800,000	Site Period October 2010 - June 2012
Rankin Park Development		50,000	1,826,000	3,821,000	4,503,000	700,000	10,900,000	Site Period August 2010 - August 2012
Gourock Park - DDA		50,000	>	>	>	>	50,000	Site Period October 2009 - December 2009
Gourock Park - Amphitheatre		175,000	250,000	25,000	>	>	450,000	Site Period Jan 2010 - June 2010
Gourock Pool - Upgrade		30,000	750,000	850,000	170,000	>	1,800,000	Site Period October 2010 - October 2011(Phased)
Parklea Pavilion		50,000	800,000	1,000,000	150,000	>	2,000,000	Site Period October 2010 - December 2011
Pitches Strategy (Priority)		0	0	0	12,000	100,000	112,000	3,000,000 Pitches Check Total
Broomhill 3g Pitch		470,000	0				470,000	
Broomhill Pavilion		50,000	150,000	0	0	0	200,000	
George Road 3g Pitch		470,000	0	0	0	0	470,000	
Parklea 3g Pitch		310,000	392,000	0	0	0	702,000	
Parklea Drainage		0	302,000	604,000	0	0	906,000	Provisional
Birkmyre Drainage		0	0	0	140,000	0	140,000	Provisional
TOTAL		1,775,000	6,920,000	7,480,000	5,575,000	950,000	22,700,000	
						Check	22,700,000	

**Appendix 2
Strategic Leisure Sites Implementation
Individual Project Updates**

	Site	Lead
1	Broomhill - Pitch Planning application submitted, tender issue 20 th August, 4 week return with site commencement early October.	SJ
2	George Road - Pitch Planning application submitted, tender issue 20 th August, 4 week return with site commencement early October.	SJ
3	Broomhill - Pavilion Detailed works yet to commence, target start date on site 01.03.10.	SJ
4	Birkmyre Drainage Design works yet to commence – will be subject to drainage survey and available monies. Survey works will commence March 2010.	SJ
5	Ravenscraig – Stadium & Endurance provision Drainage works to pitch complete Design work commenced – site works due to start in March 2010, with project completion April 2011.	SJ
6	Gourock Pool - Upgrade Design works commenced in August, site works due to commence in October 2010.	SJ
7	Parklea – Project Feasibility study complete, costs confirmed. Acceleration of 3g facility to create capacity for drainage imposition to commence this financial year. Design team appointed (S+P). Phase 1 – 3g complete May 2010; Phase 2a - Lower 4 pitch drains May 2010 – Sept 2010; Phase 2b – upper pitch drains May 2011 – October 2011; Phase 3 – Stadium and infrastructure October 2010 –June 2012.	SJ
8	Rankin Park – Project Design team appointed, detailed brief being developed with IL. IL reviewing business case based on football income. Opportunities for shared resource being explored with JWC re 8/12 court hall. Site period August 2010 – August 2012.	SJ
9	Gourock Park – DDA Works due to commence November 2009.	SJ
10	Gourock Park – Amphitheatre Design works have commenced – tenders due to be issued Nov 2009 works due to commence January 2010.	SJ
11	Pitches Strategy – other Inverclyde Academy – Grass pitch being upgraded with 3g – Sportscotland consent via exchange of letters will also allow to delete the blaes pitches at Greenock High School. Land receipt to SEMP.	SJ