
Report To:	Regeneration Committee	Date:	11th March 2010
Report By:	Corporate Director- Regeneration and Resources	Report No:	RC/10/03/06/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 complements the presentation being provided to Members.

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, Gourock Park – DDA, Gourock Park – Amphitheatre, Gourock Pool – Upgrade, Pitches Strategy (Priority).
- 2.2 The planned indicative investment profile was presented to the September 2009 Committee and it was remitted to the Corporate Director – Regeneration and Resources to present six monthly updates on the projects.
- 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 1 provides Members with detail on each of the projects, and these are covered in more detail in the presentation.
- 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. Stakeholder meetings have taken place, where appropriate, to develop Stage 1 applications to Sportscotland.

3.0 RECOMMENDATION

- 3.1 That Members note the position in relation to progress of the projects.
- 3.2 That Members agree to the revision of the cost plan for the Rankin Park development to £10.1m
- 3.3 That delegated authority is remitted to the Head of Economic and Social Regeneration to provide temporary alternative venues for displaced organisations, and where appropriate compensate for loss of income.

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 timescales identified in the budget papers have been developed and these have formed the basis of the main project timeline.
- 4.4 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.
- 4.5 The blaes pitches at Greenock High School were considered for inclusion 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 are 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.
- 4.6 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 spending allocation this financial year agreed at the September Committee and is shown in the middle column below, this has been updated in the final column:-

PROJECT	Spend Profile 09/10 £	Updated Spend 09/10 £
Ravenscraig Stadium	70,000	70,000
Parklea (Juniors Facility)	50,000	50,000
Rankin Park Development	50,000	100,000
Gourock Park - DDA	50,000	35,000
Gourock Park - Amphitheatre	175,000	175,000
Gourock Pool - Upgrade	30,000	30,000
Parklea Pavilion	50,000	50,000
<i><u>Pitches Strategy (Priority)</u></i>		
	500,000 (Broomhill)	470,000
<i>Acceleration Monies</i>	500,000 (George Rd)	470,000
<i>Broomhill Pavillion</i>	50,000 (part funding)	15,000
<i>Parklea 3g</i>	250,000 (part funding)	310,000
Total £	£1,775,000	£1,775,000

- 4.7 Officers have developed the business plan for the Rankin Park development with Inverclyde Leisure. Given the likely income streams from this site and the demands of

prudential borrowing it is recommended that the project value be revised to £10.1m. At the request of Inverclyde Leisure it is proposed to introduce 4 covered 5-a-side pitches in place of the full sized 3g pitch.

- 4.8 During the construction phase on the strategic leisure sites a number of organisations will be displaced. It will be necessary to provide temporary solutions to organisations to maintain continuity. It may be necessary to compensate the Junior teams at Ravenscraig stadium for loss of income up to a combined total of £1000, when this can be clearly demonstrated. The costs of any compensation will be contained within the existing revenue costs.

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	Covered in detail in the capital report	n/a	N/a
Leisure revenue		2010/11	£1000		Maximum compensation

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.

**Appendix 1
Strategic Leisure Sites Implementation
Individual Project Updates**

	Site	Lead
1	Broomhill - Pitch Statutory consents received, works awarded and nearing completion ahead of programme.	SJ
2	George Road - Pitch Statutory consents received, works awarded and nearing completion ahead of programme.	SJ
3	Broomhill - Pavilion Detailed design works commenced, target start date on site 01.05.10.	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 April 2010, with project completion April 2011. Discussions advanced with existing users re alternative provision during works.	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 commenced 18 th February 2010.	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, some slippage has resulted in the project going on site February 2010.	SJ
10	Gourock Park – Amphitheatre Design works completed, contract awarded, works will commence February 2010.	SJ
11	Pitches Strategy – other Inverclyde Academy – Grass pitch being upgraded with 3g – Sportsotland consent via exchange of letters will also allow to delete the blaes pitches at Greenock High School. Land receipt to SEMP.	SJ