

**LIMAVADY BOROUGH COUNCIL
COMHAIRLE BHUIRG LÉIM AN MHADAIDH**

DEVELOPMENT SERVICES COMMITTEE

22 OCTOBER 2009

Minutes of special meeting of the above Committee held in the Council Chamber, Council Offices, 7 Connell Street, Limavady at 7 pm on the above date.

PRESENT:

Aldermen M Coyle, J Rankin (chair) and G Robinson. Councillors P Butcher, M Carten, B Chivers, L Cubitt, G Mullan, C Ó hOisín, and E Stevenson.

IN ATTENDANCE:

Committee Clerk, Leisure Centre Manager and the Director of Development.

APOLOGIES:

Councillors A Brolly, M Donaghy, B Douglas, J F McElhinney and A Robinson.

REVISED BUSINESS PLAN FOR THE DEVELOPMENT OF A 3G PITCH AT SCROGGY ROAD:

The Director of Development informed members that a revised business case for the development of a 3G pitch at Scroggy Road had been submitted by Otium Leisure. She said this took into account:

- ◆ the revised indicative level of funding available from Sports NI towards the project. (£559,500 for the purposes of the business plan)
- ◆ discussions held at the August 2009 Development meeting and the views which were put forward by club representatives.
- ◆ additional views/information/intention to use forms forwarded to Otium Leisure and
- ◆ additional options not included in the additional business case.

The Director of Development gave an overview of 10 possible options set out within the revised business case on how the project could be developed and the various issues considered in narrowing the options down to ensure optimum benefit to the Borough. She outlined a summary of capital costs, added to this an optimism bias set at 15%, less indicative funding from Sports NI to arrive at a level of funding, which Limavady Borough Council would have to provide for loan sanction approval. She also outlined the cost to Council per year based on repayments over 25 years and percentage increase on the 2009/10 rates.

The Director of Development explained that option 8 was the most favourable in the combined monetary and non-monetary analysis and was therefore chosen as the preferred option. She said option 8 was also acceptable to local clubs and that the project was interlinked with proposed work to upgrade and re-configure the pitches at Roe Mill Road.

Members were reminded that the revised business case had to be submitted to Sports Northern Ireland by 30 October 2009, along with a letter confirming Council's commitment towards deficit funding.

Council agreed to take a 10 minute recess at 7.20 pm and resumed at 7.30 pm.

Upon return the following points were made for and against the project:

- ◆ Council should not be burdening the ratepayer further as homes were being repossessed; shops were downsizing, the number of redundancies and other projects that Council were committed to, such as the Town Hall and the Ferry Service.
- ◆ Council should proceed with the project given the current condition of its sports facilities.
- ◆ Council should consider the number of people who participated in ball games in the Borough and provide a multi sports facility.
- ◆ Council should grasp the opportunity to redress its civic and moral responsibility to provide the best sporting facility.
- ◆ the views of the ratepayers were being disregarded.
- ◆ multi sports needed to be catered for.
- ◆ other Councils in the Causeway cluster of councils were way ahead in terms of their sporting provision.
- ◆ the development would have implications for sport over the next 25 years.

Alderman Coyle proposed, seconded by Councillor Ó hOisín that Council proceed with option 10 detailed as follows:

- ◆ 3G flood lit synthetic pitch (gaelic competition size 140m x 90m)
- ◆ 1 grass pitch (130m x 77m for senior rugby/soccer)
- ◆ refurbished pavilion to provide 6 team rooms and ancillary accommodation
- ◆ car parking and site works

<i>Capital Cost</i>	<i>£1,934,056</i>
<i>Add Optimism Bias (15%)</i>	<i>£290,108</i>
<i>Adjusted Capital Cost</i>	<i>£2,224,164</i>
<i>Less Indicative Funding</i>	<i>£559,500</i>
<i>Loan Sanction Approval Required</i>	<i>£1,664,664</i>
<i>Cost to Council per year over 25 years</i>	<i>£108,709</i>

Councillor Stevenson put forward an amendment, which was seconded by Alderman Robinson that Council proceed with option 8 detailed as follows:

- ◆ 3G flood lit synthetic pitch (gaelic training size 116m x 66m)
- ◆ refurbished pavilion to provide 6 team rooms and ancillary accommodation
- ◆ 2 grass pitches (130m x 77m for senior rugby/soccer and 96m x 61m for junior soccer)
- ◆ car parking and site works.

<i>Capital Cost</i>	<i>£1,678,456</i>
<i>Add Optimism Bias (15%)</i>	<i>£251,768</i>

<i>Adjusted Capital Cost</i>	<i>£1,930,224</i>
<i>Less Indicative Funding</i>	<i>£559,500</i>
<i>Loan Sanction Approval Required</i>	<i>£1,370,724</i>
<i>Cost to Council per year over 25 years</i>	<i>£89,502</i>

A recorded vote was requested. At this point the Chair advised members to take into consideration advice set out on page 2 of the business case which outlined that **‘it would be unusual for an organisation to decide against the preferred option identified within a Business Case and to go with an option other than the preferred one had the potential for those undertaking the economic appraisal on the business case to raise questions which would be difficult to respond to with satisfaction.’**

The amendment was put to the meeting and declared lost, with 3, namely Councillor Stevenson, Alderman Robinson and Alderman Rankin voting for and 6, Councillor Carten, Alderman Coyle, Councillor Mullan, Councillor Chivers, Councillor Butcher and Councillor Ó hOisín voting against. Councillor Cubitt abstained from the vote.

The initial proposal to proceed with option 10 was put to the meeting and declared carried, with 6, namely Councillor Carten, Alderman Coyle, Councillor Mullan Councillor Chivers Councillor Butcher and Councillor Ó hOisín voting for and 4, Alderman Robinson, Alderman Rankin, Councillor Stevenson and Councillor Cubitt voting against.

Councillor Stevenson requested that it be noted in the minutes that Council had not accepted the preferred option.

A member stated that the decision had absolutely nothing to do with sport and the Chair said he was disappointed that members had not considered the needs of junior teams.

ANY OTHER BUSINESS:

Seal Legal Documents: It was agreed on the proposal of Councillor Cubitt, seconded by Alderman Robinson that the Way Leave between Council and Northern Ireland Electricity for a substation on Main Street would be signed and sealed.

**THIS CONCLUDED THE BUSINESS
(The meeting ended at 8.00 pm)**

Signed: _____
Chair of Meeting