



Subject:	Requests to install Porta Cabin at Orangefield Park
Date:	4 February 2020
Reporting Officer:	Ryan Black Director Neighbourhood Services, City & Neighbourhood Services Department
Contact Officer:	Cate Taggart, Neighbourhood Services Manager, City & Neighbourhood Services Department

<b>Restricted Reports</b>	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, when will the report become unrestricted?	
After Committee Decision	<input type="checkbox"/>
After Council Decision	<input type="checkbox"/>
Some time in the future	<input type="checkbox"/>
Never	<input type="checkbox"/>

<b>Call-in</b>	
Is the decision eligible for Call-in?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

<b>1.0</b>	<b>Purpose of Report or Summary of main Issues</b>
1.1	To advise Members that a request has been received from Bloomfield FC for a porta cabin at Orangefield Park. For members to consider the information and recommendations in relation to the requests received.
<b>2.0</b>	<b>Recommendations</b>
2.1	Members are asked;

	<ul style="list-style-type: none"> <li>not to accede to the request from Bloomfield FC on the grounds that the application is on the basis that it will provide the club with a facility to accommodate the club providing hospitality and that will support educational uses.</li> </ul>
<b>3.0</b>	<b>Main report</b>
3.1	An approach has been made by Bloomfield FC for the installation of a temporary building at their Orangefield site to replace the container they currently use for storage. This request is attached as Appendix 1.
3.2	The club have an existing partner agreement at this site which is about to enter the fifth year of a 5+2 agreement. Given this agreement has potentially only 2 years to run, moving forward the Council will have no surety and leverage should the T & C's of the use of the proposed building porta cabin be broken.
3.3	There is currently no under provision of community facilities in the area. We currently have an underutilised bookable bowling pavilion on site which can provide facilities to accommodate both hospitality and educational use. Furthermore the requirements of other key users, including cycling clubs using the Velodrome and rugby clubs using the pitch, would not be served by agreeing to this request.
3.4	It should be noted that, whilst the football club hold the partner agreement, this is a multi-sport site with Orangefield Velodrome a significant component part and a bookable rugby pitch. Under the terms of the agreement, the club as keyholders are responsible for facilitating access to all cycle track and rugby pitch users.
3.5	A common theme running through recent requests and existing arrangements is the use of such facilities for a combination of hospitality and education purposes. A bowling pavilion is located at Orangefield. The volume of bookings and the range of activities utilising bowling pavilions across the city is worthy of exploration and might present an opportunity to address the current request and future approaches of this nature.
3.6	Benefits to the clubs of this approach may include: <ul style="list-style-type: none"> <li>cost effectiveness in hire</li> <li>lack of capital outlay</li> <li>no planning permission required</li> <li>no overheads for utilities</li> </ul>

3.7	<p>Benefits to BCC include:</p> <ul style="list-style-type: none"> <li>• Increased utilisation of facilities</li> <li>• Increased income</li> <li>• Activity supervised by BCC staff to minimise risk</li> </ul>
3.8	<p>It should be noted that the new IFA Intermediate League standards make no requirement for hospitality facilities to be provided at pitches. All stipulations relate to changing accommodation only.</p>
3.9	<p><u>Financial &amp; Resource Implications</u></p> <p>Whilst the request indicates that the club would meet all installation and operational costs, it should be noted that where compliance failures have in the past required Council to remove facilities of this nature from sites, Council has incurred the costs.</p> <p>The use of bowling facilities for the purposes indicated in the requests would generate additional income.</p>
3.10	<p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p> <p>None.</p>
<b>4.0</b>	<b>Appendices</b>
	Appendix 1: Request from Bloomfield FC