



Subject:	IFA Intermediate Football Restructure – Impact on Council Facilities
Date:	3 rd March 2020
Reporting Officer:	Ryan Black, Director of Neighbourhood Services
Contact Officer:	Kelly Gilliland, Neighbourhood Services Manager (North)

Restricted Reports	
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"/>

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

1.0	Purpose of Report or Summary of main Issues
1.1	To provide Members with an indication of potential costs involved in bringing current pitch stock to the new IFA standard and to facilitate members in further discussions with the IFA on this matter.
2.0	Recommendations
2.1	Members are asked to note the content of this report bearing in mind that all costs are estimated. No contractor has been appointed to formally survey the identified sites in the context of the changing IFA standard and the indicative costs presented here have been informed by officers experienced in the operational management of the sites.
2.2	The Committee is further asked to consider how it wishes to proceed with the alignment of the 12 Belfast City Council pitches with the IFA's proposed new criteria for intermediate football, in light of the estimated costs.

3.0	Main report												
3.1	<p>At the special meeting of People and Communities Committee that was held on 20th November, where the IFA had been invited in to update Members on their proposed new criteria for Intermediate Football, Members requested that an internal exercise was completed to get a better understanding of what the cost implications of adhering to the IFA's new intermediate criteria might be for Council going forward (overall and on a site by site basis).</p>												
3.2	<p>In preparation for the meeting on the 20th November, Officers had already undertaken an initial desktop exercise to review the current status of relevant BCC pitches against the proposed new criteria – with 12 sites/pitches across the city where intermediate football is currently played having been identified involving 13 clubs who most frequently use those sites/pitches.</p>												
3.3	<p>Officers with operational experience in the management of these 12 sites have considered the sites against the proposed standards and identified a number of criteria which the pitches will no longer satisfy. Project managers from Physical Programmes and officers of the Landscape Planning and development services have provided a set of indicative costs for major elements based on their experience of delivering the capital projects and the This has given rise to the following assumptions:</p> <table border="1" data-bbox="272 1200 1465 1664"> <thead> <tr> <th data-bbox="272 1200 1099 1249">INSTALLATION REQUIRED</th> <th data-bbox="1099 1200 1465 1249">INDICATIVE COST</th> </tr> </thead> <tbody> <tr> <td data-bbox="272 1249 1099 1301">3G SYNTHETIC PITCH</td> <td data-bbox="1099 1249 1465 1301">£500,000</td> </tr> <tr> <td data-bbox="272 1301 1099 1352">CHANGING PAVILLION</td> <td data-bbox="1099 1301 1465 1352">£600,000</td> </tr> <tr> <td data-bbox="272 1352 1099 1404">FLOODLIGHTING</td> <td data-bbox="1099 1352 1465 1404">£150,000</td> </tr> <tr> <td data-bbox="272 1404 1099 1563">PITCH FENCING FULL PERIMETER DISTANCE INC PEDESTRIAN AND VEHICLE GATES FOR MAINTENANCE</td> <td data-bbox="1099 1404 1465 1563">£32,150</td> </tr> <tr> <td data-bbox="272 1563 1099 1664">OFFICIALS FENCING TO MAXIMUM 2 X 55M LENGTHS @ £60per m ASSUMING CORRIDOR EFFECT IS REQUIRED</td> <td data-bbox="1099 1563 1465 1664">£6,600</td> </tr> </tbody> </table>	INSTALLATION REQUIRED	INDICATIVE COST	3G SYNTHETIC PITCH	£500,000	CHANGING PAVILLION	£600,000	FLOODLIGHTING	£150,000	PITCH FENCING FULL PERIMETER DISTANCE INC PEDESTRIAN AND VEHICLE GATES FOR MAINTENANCE	£32,150	OFFICIALS FENCING TO MAXIMUM 2 X 55M LENGTHS @ £60per m ASSUMING CORRIDOR EFFECT IS REQUIRED	£6,600
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3.4	<p>Officers have no recent experience of installing covered hard standing on which to base cost estimates however in 2017 Suffolk FC requested permission to install a small covered spectator stand capable of holding up to 100 persons at the Carnanmore park pitch they held under an FMA. The cost at that time was £40,500, an allowance for 3 years of price increase has been made and a figure of £50,625 has been used as an indicative cost on all 12 sites.</p>												

3.5 No allowance has been made in these costings for criteria related to the presence of alternative pitch marking or goal posts as these are not considered to be of relevance to the identification of potential capital costings.

3.6 In reviewing the sites a number of physical constraints have been identified and the options outlined assume that these constraints have the potential to be overcome, this may not be the case when the sites are formally surveyed by qualified consultants.

3.7 Consideration has also been given to other factors such as the remaining lifespan of the 3G pitch at Hammer and the opportunity to address issues at Orangefield which arise from proximity of the current pitch to the cycle track. These are referenced in the options table at **Appendix 1**.

3.8 Based on the above caveats and assumptions an indicative cost to align the 12 sites with the proposed IFA standards is potentially **£4,367,250.00**

3.9 The following table indicates costs per site and a table indicating the detail of the options and costing is attached at Appendix 1.

PITCH SITE	INDICATIVE ESTIMATE
Grosvenor Rec	£89,375
Hammer	£1,150,625
Inverary	£57,250
Dixon	£94,375
Shore Rd 1	£707,225
Shore Rd 2	£6,600
Ulidia	£57,225
Brooke	£691,375
Suffolk	£57,225
Clarendon	£657,225
Orangefield	£109,375
Ormeau 3G	£689,375
Cliftonville *see Appendix 1 for Marrowbone option	£0
Total	£4,367,250

3.10 Financial & Resource Implications
 None specifically in relation to this report, however as noted within sections 3.8 and 3.9, dependent on further discussion at elected members level, further information gathering at

3.11	<p>officer level, and ultimately full Council consideration and decision re. how we progress in relation to the application of IFA criteria to our existing pitches, there could be significant future cost implications which will need to be considered in the context of capital programme priorities.</p> <p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p> <p>None</p>
4. 0	Appendices – Documents Attached
	Appendix 1 - Options summary for alignment to new IFA Standard.