

## **DUNDEE CITY COUNCIL**

**REPORT TO:** Leisure and Arts Services Committee – 20 June 2005

**REPORT ON:** Development of Castle Green Mini-Golf

**REPORT BY:** Director of Leisure and Arts

**REPORT NO:** 389-2005

### **1.0 PURPOSE OF REPORT**

1.1 To outline the proposals for the potential development of Castle Green Mini-Golf.

### **2.0 RECOMMENDATIONS**

It is recommended that members:-

2.1 Agree, in principle, to the development of Castle Green Mini-Golf and Mini-Car facilities in partnership with a specialist operator.

2.2 Agree to seek a partner developer/operator through public advertisement.

### **3.0 FINANCIAL IMPLICATIONS**

3.1 In 2004/05 the net annual income from the seasonal facilities was £5,558. It is anticipated that the appointment of a partner to develop these facilities would result in external capital investment in the facilities and an increase in the annual income to the City Council.

### **4.0 LOCAL AGENDA 21 IMPLICATIONS**

4.1 The proposals in this report would ensure the continued provision of a popular leisure attraction, that local needs are met locally, and that opportunities for culture, leisure and recreations are readily available to all.

### **5.0 EQUAL OPPORTUNITIES IMPLICATIONS**

5.1 It is anticipated that the proposals would ensure the continued accessibility of these facilities to the general public.

### **6.0 BACKGROUND**

6.1 Reference is made to Article VIII of the Leisure and Arts Services Committee (Report No 754-2003 – Castle Green Masterplan on 17 November 2003) which outlined extensive development proposals for the leisure facilities at Castle Green. Phase 1 of these proposals has seen the comprehensive redevelopment of the children's play facilities. Following this investment it was envisaged that development of the mini-golf and mini-car facilities would be taken forward.

6.2 The Council has, until now, operated the seasonal facilities directly. In 2004/5 a net income of £5,558 was achieved with the employment of 2 seasonal staff. The limited income has not enabled any significant investment in the facility since its original construction over 20 years ago.

- 6.3 In 2004, the Council was approached by a specialist company based in Perth involved in adventure golf development. They have provided proposals outlining the potential to invest in the current facilities to create a modern adventure golf attraction. They have also produced a business plan showing an operational model which would see increases in visitor numbers. Following assessment of the outline proposals it is anticipated that this type of partnership would allow for investment in and upgrading of the current facilities. This, in turn, would improve the attractions available to the public whilst also delivering a more sustainable financial model for the ongoing operation. It is envisaged that the facilities would remain in the Council's ownership with a lease for a period of 20 years governing the arrangement. An indicative plan and images are attached at Appendix 1.
- 6.4 It is proposed that the potential opportunity to develop the facilities in partnership with a specialist developer and operator is now pursued via competitive advertisement in the appropriate specialist press.

## **7.0 CONSULTATION**

- 7.1 The Chief Executive, Depute Chief Executive (Finance), Depute Chief Executive (Support Services) and Assistant Chief Executive (Community Planning) have been consulted on this report and are in agreement with its contents.

## **8.00 Background Papers**

Article VIII of the Leisure and Arts Services Committee of 17 November 2003

## **9.0 APPENDICES**

- 1 Indicative Layout Plan and Images

**STEVE GRIMMOND**  
**DIRECTOR OF LEISURE AND ARTS**  
**27 MAY 2005**