

## **CASTLEREAGH BOROUGH COUNCIL**

Minutes of the proceedings of the Leisure Park Board held, in committee, in the Board Room at Dundonald International Ice Bowl on Monday 21 March 2005 at 6.00 p.m.

**PRESENT:** Alderman P D Robinson (In the Chair)

**COUNCILLORS:** Ms J Bunting  
M Copeland  
D Drysdale (until 7.20 p.m.)

J Norris  
J White

**IN ATTENDANCE:** Chief Executive, Business Manager, Operations Manager, Mr Dale Cree, and Assistant Members' Services Officer.

**APOLOGIES:** Apologies were received from Alderman M Henderson and Councillor Mrs Rice.

### **LPB/2005/38: MINUTES OF LEISURE PARK BOARD MEETING DATED 21 FEBRUARY 2005**

RESOLVED: - Members authorised that the Minutes of the Leisure Park Board meeting held on 21 February 2005 be accepted as a true and accurate record.

### **MATTERS ARISING**

#### **LPB/2005/39: HOCKEY LOCKER (MINUTE REF: LPB/2005/23 REFERS) AND SUPPLY OF HOT DRINK (MINUTE REF: LPB/2005/ 37 REFERS)**

The Business Manager advised that expressions of interest in respect of a new tenancy for the above retail outlet at DIIB and also for the supply of hot drinks had been sought, however, due to time constraints a report had not yet been prepared.

Following consideration, Members agreed to convene a Special Leisure Park Board Meeting prior to the Council meeting on Thursday 24<sup>th</sup> at 6.45 p.m. to enable Members to consider the above.

It was therefore

RESOLVED: - Members agreed to convene a Special Leisure Park Board Meeting on Thursday 24<sup>th</sup> March at 6.45 p.m., prior to the Council meeting, to enable Members to consider the expressions of interest received in respect of a new tenancy for the retail outlet at DIIB and in respect of the supply of hot drinks.

**LPB/2005/40: SPIRIT LICENCE APPLICATION (MINUTE REF: LPB/2005/34 REFERS)**

The Chairman expressed concern at the cost of the professional fees, in respect of the application for the Spirit Licence for the facility.

Noted.

**FINANCE**

**LPB/2005/41: FINANCIAL PERFORMANCE**

The Business Manager referred to the trading accounts, outlining the income and expenditure figures for the month. He reported that the facility had performed well during March, adding that it was encouraging to reach the last month of the year ahead of target.

Although Management remained optimistic that the budgeted deficit could be achieved by the end of the financial year, especially given that the Easter holiday period was still to come which should boost the figures, they expressed disappointment at the catering figures for the facility.

Noted.

**OPERATIONS REPORT**

**LPB/2005/42: SECURITY CAR PARKING**

The Operations Manager advised that she had met with a number of external companies who specialised in the provision of security personnel.

Following consideration it was

RESOLVED: - Members of the Board agreed

- (a) to employ the services of a company, such as Eventsec, who would provide temporary personnel, for car parking duties over the busy weekend period at a cost of approximately £10.00 per hour;

- (b) to advertise and recruit Relief Security Officers as per Job Description, for internal security during peak periods. Both posts to be based on a zero hours contract with scale 3 wages applying.

#### **LPB/2005/43: CAR PARKING SPACES**

The Operations Manager advised that, as requested, at the last meeting she had carried out preliminary costs associated with resurfacing an area to the side of the building suitable for car parking use.

The Officer circulated a map outlining the proposed area. She also referred Members to correspondence received from Doran Consulting, which estimated that the cost of constructing a new car park would be in the region of £90,000.00.

The Chairman raised concern that the area of land suggested for the proposed car park could in the future be used for future development at the Leisure Park. He stated that car parking arrangements needed to be carefully considered as part of the overall concept for the Leisure Park Development and requested that the most recent concept map/plan for the area be tabled at the next meeting of the Board, to enable Members to consider the matter in greater detail.

Members also discussed the feasibility of implementing car-parking charges at some stage in the future.

RESOLVED: - that Officers be instructed to table the most recent concept map/plan of the Leisure Park Development at the next meeting of the Board to enable Members to consider additional car parking arrangements.

#### **LPB/2005/44: TOUR OF THE NORTH**

The Officer advised Members that the above event would be taking place in the Borough on Easter Tuesday, with the Mayor presenting awards to the winners.

Noted.

#### **LPB/2005/45: ADDITIONAL CAMERA**

The Officer advised that, as agreed at the last meeting of the Board, she had sourced alternative options and costings in relation to the provision of an additional security camera at the Nurses station.

RESOLVED:- Members authorised that Officers purchase a CCTV PIR Camera, from B&Q, at a cost of £70.00 to be installed at the Nurses Station.

### **LPB/2005/46: ICE RINK TOILETS**

The Operations Manager referred Members to drawings, which detailed the proposed refurbishment of the Ice Rink Toilets.

She drew attention to the fact that the proposal included the provision of a unisex disabled wheelchair access toilet, with a separate access. Furthermore, she informed Members that the number of cubicles in the female toilet block were being reduced for operational reasons.

Members accepted the proposal and it was therefore

RESOLVED: - Members of the Board authorised for the Operations Manager to arrange for the tender for the refurbishment of the ice rink toilets to be advertised immediately.

### **LPB/2005/47: ICE PAD FLOORING**

Officers confirmed that the carpet presently used was in a decrepit state and not fit for its purpose. The last event requiring the use of the carpet had been held in November 2001, and the lifting and laying of the carpet had required 120 man-hours at an approximate cost of £900.00.

The Officer advised that the Odyssey Arena were currently selling their wooden floor, at a cost of £2400.00, and a wooden floor cover of this nature would only require 32 man-hours to lift and lay it, when needed.

Councillor Bunting requested that Belvoir Activity Centre be contacted to establish whether they would wish to make use of the old carpet.

It was therefore

RESOLVED: - Members agreed

- (a) that the wooden floor be purchased from the Odyssey Arena at a cost of £2400.00;
- (b) that Belvoir Activity Centre be contacted to establish if they would like to make use of the old carpet from the Icebowl.

**LPB/2005/48: LAND OWNER'S COMPLAINT**

The Operations Manager advised that a gate had been fitted on Leisure Park land to prevent egress from the access road. The Officer advised that unfortunately the photographs of the area had not been taken in time for tonight's meeting. She also stated that the Technical Manager had confirmed that the PSNI had been informed of any previous incidents in relation to scramblers and trespassers in general.

The Officer confirmed that the photographs would be available for the next meeting of the Board, where Members could consider the matter further.

Noted.

At this stage in proceedings Councillor Drysdale left the meeting.

**LPB/2005/49: COMBINED HEAT AND POWER**

The Operations Manager advised that the Combined Heat and Power plant was now on site with mechanical connections 95% complete. Electrical connections were scheduled for the week commencing 14 March 2005, this would involve a temporary shut down on the Wednesday night to enable connection with the main power station. Testing and commissioning would take place the week beginning Monday 21 March 2005, with a final handover due before Easter.

Noted.

**PRESENTATION BY MR DALE CREE, CHAIRMAN OF THE BELFAST  
COMMUNITY ICE HOCKEY CLUB**

The Chairman welcomed Mr Cree to the meeting.

Mr Cree made a presentation on the future development of Ice Hockey at Dundonald International Ice Bowl, which has the full backing of existing clubs and Ice Bowl Management.

The Chairman requested Officers to continue consultation on this matter.

Members thanked Mr Cree for his presentation, following which he left the meeting.

Noted.

**LPB/2005/50: BREAK-IN AT INTERNATIONAL ICE BOWL, DUNDONALD, ON WEDNESDAY, 16 MARCH 2005**

The Business Manager circulated copies of the Log of Events of the break-in at the Ice Bowl on Wednesday, 16 March 2005, which highlighted several time discrepancies. Members expressed concern about this matter, and requested that the District Commander be advised that further discussion of this item would be being raised at a special Board meeting.

RESOLVED: That discussion regarding the break-in at the International Ice Bowl, Dundonald, be resumed at the special meeting to be held on Thursday 24 March 2005.

As there was no further business, the meeting concluded at 9.20 p.m.

---

**CHAIRMAN**

---

**CHIEF EXECUTIVE**