

CASTLEREAGH BOROUGH COUNCIL

Minutes of the proceedings of the Special Leisure Park Board meeting, held, in committee, in the Board Room in the Committee Room, Civic & Administrative Offices, Bradford Court, Upper Galwally, Castlereagh, BT8 6RB, on Thursday, 24 March 2005, at 6.45 p.m.

- PRESENT:** Alderman P D Robinson (In the Chair)
- ALDERMEN:** M Henderson
Mrs I Robinson
- COUNCILLORS:** Ms J Bunting (from 7.05)
M Copeland
D Drysdale
J White
- IN ATTENDANCE:** Business Manager, Economic Development Manager,
Operations Manager and Members' Services Officer
- APOLOGIES:** Apologies were received from Councillors Mrs G Rice,
Miss C Ennis, F Gallagher and J Norris

LPB/2005/51: CONSIDERATION OF TENDER FOR THE PROVISION OF HOT BEVERAGES WITHIN COUNCIL FACILITIES

The Business Manager presented a list of tenders received for the provision of hot beverages to Council. He outlined details of the seven tenders received, two of which had arrived too late, and one had been found unsuitable. The Manager suggested that the Committee consider Café Experience, as this company appeared to meet the criteria set by Council.

Councillor Copeland ascertained that Café Experience offered fair trade products. The Business Manager also assured Members that the quality of the coffee provided by Café Experience was excellent, therefore more sales could be expected.

After further discussion, it was

RESOLVED: That Council be recommended to approve that Café Experience supply hot beverages to all Council facilities.

LPB/2005/52: RETAIL OUTLET IN THE INTERNATIONAL ICE BOWL, DUNDONALD

The Business Manager informed Members that Allhockeygear Ltd had stated an interest to open a retail outlet in the International Ice Bowl, Dundonald. However, Members felt that the rent proposal from Allhockeygear Ltd of £4,560 per annum for the tenancy of the facility was unsatisfactory, considering that the property was rate-free. However, Alderman P Robinson thought that, despite the low rent proposal, Allhockeygear Ltd offered a good investment for Council, as any capital investment would be met by Allhockeygear Ltd.

RESOLVED: That Allhockeygear Ltd be offered the tenancy of a retail outlet in the International Ice Bowl, Dundonald, for an annual rent of £4,560.

LPB/2005/53: HOTEL DEVELOPMENT AT THE LEISURE PARK SITE

The Economic Development Manager outlined that the Council had previously agreed to lease land at the Leisure Park site to RJM Developments Ltd for the hotel development. She added that RJM Developments Ltd had since contacted the Council's solicitor seeking approval for the onward assignment of this land to RJM McKinney Ltd.

She indicated that the Council's solicitor had confirmed that consideration in the sum of £1.00 detailed in the assignment was correct and simply reflected the transfer from one McKinney company to another.

The Economic Development Manager sought approval to have the abovementioned deed of assignment signed on behalf of the Council and returned to the Council's solicitor.

Following discussion, it was

RESOLVED: That approval be granted for the Council to sign the transfer of deed of assignment to RJ McKinney Ltd in respect of land at the Leisure Park site for the hotel development, and that it be forwarded onto the Council's solicitor.

LPB/2005/54: BREAK-IN AT INTERNATIONAL ICE BOWL, DUNDONALD, ON WEDNESDAY, 16 MARCH 2005

The Business Manager circulated two copies of the Log of Events of the break-in at the Ice Bowl on Wednesday, 16 March 2005, which showed some time discrepancies. Members expressed concern about this, and discussion ensued, following which it was

RESOLVED: That discussion regarding the break-in at the International Ice Bowl, Dundonald, be resumed at a future meeting.

REPORT FROM THE ECONOMIC DEVELOPMENT MANAGER

LPB/2005/55: DTZ PIEDA – LOST KINGDOM PROJECT

The Economic Development Manager sought Members' views regarding possible legal action to be taken against DTZ Pieda, given that the company had failed to complete the economic appraisal for the Lost Kingdom Project at Dundonald Leisure Park within the specified time.

The Manager then provided Members in some detail with the legal opinion provided by the Council's solicitors and sought clarification on how best the Council should proceed in this matter.

Members then discussed the Lost Kingdom Project, whilst also considering the option to replace this project with the development of Enterprise Units elsewhere in the Borough, and after further discussion on this matter, it was

RESOLVED: That:

- (a) Officers contact DTZ Pieda seeking assurances in respect of the completion of the economic appraisal and instructing them to complete the economic appraisal with immediate effect should the appropriate assurances be secured;
- (b) Officers should investigate further the potential to purchase land for the development of Enterprise Units within the Borough as a possible "replacement project," with authority being granted to progress this to an economic appraisal should it be deemed feasible;
- (c) The Economic Development Manager to report back on all progress in this area at the next meeting of the Leisure Park Board.

As there was no other business, the meeting ended at 7.30 pm.

CHAIRMAN

CHIEF EXECUTIVE

Adopted by the Council this _____ day of

Leisure Park Board 24 March 2005

_____ 2005 with the exception of
Minute Nos. _____

MAYOR

CHIEF EXECUTIVE