

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 27 February 2006 at 2.30 p.m.

PRESENT: Alderman P D Robinson MP (until 3.45 p.m.)

COUNCILLORS: J Beattie
D Drysdale
M Long
G Robinson
J White

APOLOGIES: Apologies were received on behalf of Alderman Mrs I Robinson, Alderman Mrs G Rice, and Councillor B Hanvey.

IN ATTENDANCE: Director of Finance & Leisure Services, Acting Manager, Economic Development Manager, PR & Marketing Manager and the Technical Manager.

LPB/2006/20: MINUTES OF LEISURE PARK BOARD MEETING DATED 16 JANUARY 2006

RESOLVED: - That the Minutes of the Leisure Park Board meeting, held on 16 January 2006 be accepted as a true and accurate record, subject to;

- (a) Minute LPB/2006/19 being referred for consideration and amendment to the "Staff in Committee" section at the end of the meeting.
- (b) Members' Services amending the minutes to reflect Alderman Peter Robinson's request for the pink sheets to be tabled at each Leisure Park Board meeting for Members' consideration.

MATTERS ARISING

LPB/2006/21: PILOT SHORT SKATING SESSION

Following a query from Councillor Robinson in relation to the timings of the skating sessions, the Acting Manager outlined that the participants normally came off the ice before the 30 minutes was up, due to time constraints placed on them by the need to return to school. If it became an issue whereby it was felt that this situation was being abused, then it was suggested that armbands could be used.

Noted.

LPB/2006/22 : NORTHERN IRELAND OPEN ICE SKATING CHAMPIONSHIPS (Minute No. LPB/2006/18 refers).

The Acting Manager confirmed that Officers had written advising users of the increase in the commercial/community rate for ice skating.

The PR & Marketing Manager advised Members that a letter had been forwarded to the organisers of the Northern Ireland Open Ice Skating Championships advising them that a fee of £150.00 per hour would be levied for the hire of the ice rink.

Noted.

LPB/2006/23 : CCTV CAMERAS/SECURITY MEASURES (Minute No. LPB/2006/12 refers)

The Acting Manager reported that she was currently reviewing the security measures in order to identify any improvements and cost savings.

Noted.

LPB/2006/24 : TRADING ACCOUNTS 1 APRIL 2005 TO 31 DECEMBER 2005 (Minute No. LPB/2006/04 refers)

Alderman Peter Robinson outlined that the resolution in respect of the above minute did not adequately reflect his request for the weekly income analysis (pink sheets) to be tabled at the February meeting. He expressed his concern that these pink sheets had still not been tabled this month.

The Director of Finance & Leisure Services undertook to have these tabled at the next Board meeting.

It was subsequently

RESOLVED : That

- (a) the Director of Finance & Leisure Services would ensure that the pink sheets were tabled at all future Leisure Park Board meetings.
- (b) that Members' Services would be authorised to amend the minutes to reflect the Alderman's previous request for the pink sheets to be tabled for Members' consideration.

LPB/2006/25 : VAT EXEMPTION (Minute LPB/2006/04 refers).

The Director of Finance & Leisure Services stated that this matter was still ongoing. He reported that the VAT Inspector had certified the amount, but needed to determine if there was sufficient capacity within the 5% calculation.

Following discussion, it was

RESOLVED : That the Director of Finance & Leisure Services provide an update on the issue of VAT exemption at the next Board meeting.

LPB/2006/26 : USE OF THE OVERFLOW CAR PARK BY DIZZYLAND FUNFAIR DURING 4TH TO 14TH MAY 2006 (Minute No. LPB/2006/05 refers).

The Acting Manager reported that it had only come to light following the last Board meeting that the Council would not be the landowners during the above period and would therefore not be in a position to lease the site in question to Dizzyland Funfair.

She confirmed that she had advised Dizzyland Funfair accordingly.

Noted.

LPB/2006/27 : YOUTHS LOITERING IN THE VICINITY OF DIIB (Minute No. LPB/2006/07 refers).

The Acting Manager reported that a letter had been sent to the parents of some youths in the area, which stated that whilst their child may not be guilty of being involved in anti social behaviour, they were, however, involved by association. She added that on a positive note, two parents had responded highlighting their intention to ensure that their children no longer loitered in the Ice Bowl area.

She outlined that she had also arranged to attend a meeting of the Tullycarnet Action Group to raise this issue with parents and to attend a similar meeting being held in Ballybeen.

She reported that she had been happy with the outcome of the original meeting scheduled at the Board's request to address these problems and added that loitering and related incidents appeared to have been reducing over previous weekends.

Noted.

LPB/2006/28 : FREE USE OF FACILITIES TO STAFF/ELECTED REPRESENTATIVES

Following discussion, it was

RESOLVED : That the Director of Finance and Leisure Services be authorised to obtain all minutes relating to the free use of facilities for Staff/Elected Members, particularly in relation to Castlereagh Hills Golf Club and table this for Members' consideration at the next Board meeting.

LPB/2006/29 : LOCATION OF PROMOTIONAL BOARDS IN CAR PARK

Following discussion, it was

RESOLVED : That the Acting Manager and Technical Manager be authorised to move the promotional boards to the outside of the fence, where they could be more effectively viewed by members of the public.

LPB/2006/30 : INDIANNA LAND HEALTH AND SAFETY (Minute No. LPB/2006/15 refers).

Following discussion, it was

RESOLVED : That the Marketing & PR Manager be authorised to table the costings for purchasing the necessary soft play equipment for the toddler area in Indiana Land at a future Board meeting.

**REPORT FROM THE DIRECTOR OF FINANCE & LEISURE SERVICES
(copy previously circulated)**

LPB/2006/31 : TRADING ACCOUNTS 1 APRIL 2005 TO 31 JANUARY 2006.

The Director of Finance & Leisure Services advised Members that this was the first time in his sixteen years that monthly income had exceeded £300,000.00.

The Acting Manager confirmed that gross income for the month of February had now exceeded £320,000.00.

The Director of Finance & Leisure Services outlined that once the associated adjustment had been made, net income would stand in the region of £250,000.00/£260,000.00, with profit levels, for the month of February, reaching possibly £50,000.00.

Noted.

LPB/2006/32 : MANHOUR AND COST ANALYSIS – DECEMBER 2005 TO FEBRUARY 2006

Alderman Peter Robinson noted that expenditure remained high despite the introduction of the moratorium.

Councillor Beattie stated that he and the Acting Manager were scrutinising all expenditure, ensuring that it was only being incurred when absolutely necessary. He outlined that no advance orders were being placed and where possible, purchases were only being made where required to comply with relevant Health & Safety legislation.

The Acting Manager reported that a list had been compiled of all purchases, outlining the cost and reason for purchase.

Alderman Peter Robinson reiterated that even with the moratorium, expenditure was higher than that budgeted for and so suggested that the increase in expenditure must rest with manhours employed.

The Director of Finance & Leisure Services referred Members to the labour costs of £105,000.00, and stated that these could be fed straight into the trading accounts. He reported that wage costs had been fairly static during the period in question.

Alderman Peter Robinson asked if the analysis on manhours could be used to analyse where and when manhours could be effectively reduced. He added that projections could be made to reduce manhours by 5% over the duration of the forthcoming year, stressing that there would be certain months in which this would be easier than others. He highlighted the need for Officers to focus on off-peak hours/delayed opening times etc. and suggested that this would be a good opportunity to look at the overall structure of staffing to identify if the current structure was indeed the most effective.

He asked Officers to view any recommendations made to the Board/Council as though they were making recommendations on their own business, ensuring that when a problem arises, effective corrective measures are employed at the earliest opportunity.

Members then talked about the high level of casual members of staff and the associated problems.

Councillor Drysdale suggested that it might be useful to create a graph to highlight peaks and troughs in business levels, along with associated staffing needs.

The Director of Finance & Leisure Services discussed how the estimates for the next year stood at a £68,000.00 stand alone surplus (as opposed to a £50,000.00 stand alone deficit in the current year). He highlighted the dramatic reduction in the marketing budget and the possibility of placing vending machines in Lattecino (in place of the café provision).

Members then discussed a possible reduction in catering facilities in the context of the proposed cinema development and DIIB's current shortage of party rooms and it was

RESOLVED: That Officers be authorised to develop recommendations on the following areas for consideration at a future meeting of the Leisure Park Board:

- (a) The provision of catering services at DIIB in the context of the proposed new cinema development and associated restaurants;
- (b) Ways in which man hours could be reduced by 5% throughout the forthcoming year. Such recommendations to incorporate a graph highlighting the peaks and troughs of facility usage and identifying if the existing staffing structure is indeed the most effective).

**REPORT FROM THE ACTING MANAGER
(copy previously circulated)**

LPB/2006/33 : PETTY CASH

Councillor Robinson asked the Director of Finance and Leisure if the review of former petty cash usage was still outstanding.

Following discussion, it was

RESOLVED : That the review of former petty cash usage as previously discussed with the Director of Finance and Leisure to be tabled at the next Board meeting.

LPB/2006/34 : ALL HOCKEY GEAR

Following discussion, it was

RESOLVED : That the request to extend the existing unit be declined at this stage.

Alderman Peter Robinson left the meeting at this point at 3.45 p.m.

LPB/2006/35 : PROFESSIONAL SKATERS

The PR & Marketing Manager provided Members with historic background information in respect of the above.

The Acting Manager stated that she would wish to see weekly/monthly tariff payable by direct debit.

Following discussion, it was

RESOLVED : That the PR & Marketing Manager investigate the charging policy at other rinks, and assist the acting Manager to review the tariff with authority to:

- (a) move to a monthly tariff
- (b) establish this tariff at between £100.00 and £150.00 per week, subject to results of comparative study

LPB/2006/36 : COMPLIMENTARY TICKETS

Following discussion, it was

RESOLVED : that the procedure as detailed in the report be adopted.

LPB/2006/37 : CHARITY GOLF

The Acting Manager highlighted the existence of the Mayor's charity to the police.

Following discussion, it was

RESOLVED : That the police be provided with complimentary tickets, at the Acting Manager's discretion.

LPB/2006/38 : EASTER PROMOTION

The Acting Manager outlined that historically three members of staff were involved in moving equipment etc to facilitate the Fun Valley. If the Corps Commissioners were engaged to provide night time cover this would negate the need to move the equipment twice daily. She added that there was a better business case for commissioners to patrol equipment at front of building rather than moving it out.

Following discussion, it was

RESOLVED : That weather depending, Fun valley would operate during the Easter period and that additional security would be in operation to provide night time cover so that the equipment could remain at the front of the building.

LPB/2006/39 : PAPPa REQUEST

Councillor Robinson stated that this was an excellent initiative and should be promoted extensively through the PR Section.

RESOLVED : Permission be given to PAPPa to use Indianaland.

LPB/2006/40 : LOCKER PROPOSAL

Councillor Robinson expressed the view that this was an excellent proposal as the space in which lockers are located is now redundant.

Members then discussed the requirement for tendering, and it was

RESOLVED : That

- (a) the Acting Manager be authorised to seek expressions of interest in respect of this provision (by an external organisation) and report back to the Leisure Park Board upon expiry of the time to express interests.
- (b) the Director of Finance & Leisure Services to raise this at Leisure Services Committee meeting re similar provision across the Council's leisure centres.

LPB/2006/41 : FOOTBALL/RUGBY WEAR

Members discussed the fact that the definition of "antagonistic" might be totally subjective and difficult to define/explain.

Councillor Long suggested that a legal opinion be secured to ensure the Council protected its interests in this matter.

Following discussion, it was

RESOLVED : That the Acting Manager obtain a legal opinion on the most appropriate form of words for inclusion on the booking form.

LPB/2006/42 : STONING OF BUS

Councillor White suggested offering free admission 50/50 ice skating/bowling.

Members queried the authority of staff in offering this group free transportation from Armagh.

Following discussion, it was

RESOLVED : That the group be offered free admission for skating/bowling, but not free transport.

SUPPLEMENTARY REPORT FROM THE ACTING MANAGER (copy previously circulated)

LPB/2006/43 : FORMAL EVENTS

The Acting Manager reported that further to her previous report to the Board on the matter of after formal events she had now received the legal opinion in respect of these events along with the advice of the newly appointed Council's Health and Safety Officer. As members may recall after formal events are marketed on the basis of school parties coming to use the bowling facilities and Indiana land after their school formal. Historically such parties were permitted to deliver their own alcohol to the Ice Bowl and there was no in-house management in terms of controlling the age of those consuming alcohol. The Officer outlined that when she took up post in November, she immediately stopped this practice and allowed the events to continue on the basis of Latticino being used for food, along with which alcohol could be served. A maximum order of drink was enforced along with the food order to ensure the terms of the restaurant licence were upheld. All persons wishing to purchase alcohol were asked for formal identification to ensure that they were over 18.

The legal opinion obtained has identified a number of concerns :-

- Persons arriving for such events may already be under the influence of alcohol and therefore DIIB is further facilitating the consumption of alcohol;
- Whilst ID is being sought to determine the age of the person obtaining alcohol, they in turn may be providing alcohol to an under age person;
- Any person using the facility may cause harm to themselves or another person due to their intoxicated state. This could include a slip, trip or fall or misuse of equipment;

- There is potential for misuse of the restaurant licence as alcohol is intended to be ancillary to a substantial meal.
- Where abuse of a licence is detected there is a risk to the licence holder, the council, and therefore this would affect the licence held elsewhere, i.e. the Golf Club;
- The Public Liability insurance would be affected as the council had permitted the use of the facility by persons knowingly under the influence of alcohol; this would apply not only to these after formal events but also in regard of any customer who presented themselves at the facility and was obviously under the influence of alcohol. In all such cases access to the facility should be prohibited and controlled;

In conclusion it would appear that given the legal advice obtained, such events should not continue on the basis of " alcohol affecting the ability of persons to use the facility in a safe manner". It is possible to continue to offer the events on the basis that all persons entering the facility are in a sober state and do not pose a threat to themselves or other customers. She added to this that independent of whether there is an after formal event of not, that persons evidently under the influence of alcohol must at all times be refused use of the facility.

RESOLVED: After formals should not continue on the basis of alcohol being served to those in attendance. Anyone perceived to be under the influence of alcohol be ejected from the facility. After formals can continue on the basis of no alcohol being served and all those using the facilities being in a sober state.

LPB/2006/44 : SPECIAL LEISURE PARK BOARD MEETING

Members expressed concern that as two of the five Members present were soon required to attend another meeting elsewhere in the Borough, the Board would now only be in a position to deal with particularly urgent issues and it was subsequently

RESOLVED: That a Special Leisure Park Board meeting be called before the next scheduled Leisure Park Board meeting so that any issues outstanding at the end of this meeting could be effectively addressed.

At this point Members agreed to adjourn normal business to allow a presentation to be heard.

LPB/2006/45 : PRESENTATION BY JOHN O'NEILL RE: SKATE PARK

The Economic Development Manager advised Members that the DETI had written to the Chief Executive expressing serious concerns over the lack of expenditure of EU/Building Sustainable Prosperity Funds within Castlereagh Borough Council.

She continued that should these concerns continue, the DETI would eventually be entitled to remove all/some of its funding allocation from Castlereagh and reallocate it to another Council (of its choice).

The Officer added that the funding in question had been earmarked by the Council for the construction of an International Skate Park at the Leisure Park site; the renovation of the Lock Keeper's Cottage and construction of associated facilities; and the construction of enterprise units at the Hanwood Centre in Dundonald.

In view of these time constraints, the Officer asked Members to consider if the Board remained fully committed to the International Skate Park/Plaza project, so that any appropriate recommendations can be conveyed to the Finance & General Purposes Committee.

The Economic Development Manager highlighted that to facilitate this decision-making process, Mr O'Neill had been invited to the meeting to provide Members with an overview of the Economic Appraisal on the Skateboard Park at Dundonald.

She outlined that Members of the Economic Development Sub Committee had already heard this presentation and had subsequently expressed concern at the project's ability to become self-sustaining.

The Acting Chairperson welcomed John O'Neill to the meeting and asked him to make his presentation.

John gave his presentation highlighting the following key points:

- There is a strong needs base for the proposed project.
- There is a clear fit with a hierarchy of strategies; both at Northern Ireland and Borough wide levels.
- The project location is based close to Tullycarnet and Elnor Super Output Areas (SOAs), which display clear evidence of deprivation in relation to employment, income, educational attainment and physical health and well-being.
- Consultation with representatives from Northern Ireland's skate boarding community identifies that there is a need for the facility as proposed and indeed that it would position Castlereagh Borough as the prime location for skate boarding across Northern Ireland.
- If Castlereagh Borough Council provides a skate boarding facility, in line with international best practice, there is evidence to suggest that this project would attract visitors to the Borough from both Northern Ireland and elsewhere in Europe and USA.
- Castlereagh Borough Council has carried out a test marketing exercise in Halloween 2005, which identified that even by using a temporary indoor facility skateboarders could be attracted to the Borough and the Dundonald International Ice Bowl location in order to engage in skating.

This would lend weight to the contention that a well designed and resourced facility, complemented by an appropriate events programme, would meet the Council's objectives in relation to attracting visitors to the area. The conclusions resulting from the Halloween test marketing event are also supported by a similar outdoor event held in Ormeau Park in June 2005.

- A database of Skate park facilities across the UK has identified 95 Skate board facilities. The majority of these (85%) were outdoor facilities with the remainder being indoor facilities. The majority (53%) were promoted by local authorities with the remainder provided by the private sector. It should be noted that the assessment of these facilities, and direct consultation with 22 of them, identified that the majority of outdoor facilities (99%) do not charge users for access to the skating surface. The majority of indoor facilities work on a charging for admission business model. Consultation with representatives of the governing body for Northern Ireland confirms that outdoor facilities, regardless of the level of provision, are provided with free access.
- The Council must live in a 'real world', which is dictated by short-term affordability i.e. capital development costs and long-term affordability i.e. ability to meet operating costs.
- The two preferred options in the Economic Appraisal differ in terms of their financial or business model. The first option relies on a secondary spend model and argues that users would not be charged for access to the skating surface. The additional visitor/user flow to the Dundonald International Ice Bowl site will bring people who spend on ancillary Council services such as:
 - Vending machines;
 - Café facilities;
 - Games machines.
- It can also be argued that, where young people or family groups are brought to the centre there is an opportunity that they will be accompanied by family members who will use other leisure service provision on the site which is charged for thus increasing the revenue take of these facilities e.g. the Ice-bowl, Indiana Land and Extreme Bowling.
- Dundonald International Ice Bowl is the flagship of a leisure industry cluster in the Borough based in and around the Dundonald site including Pirates Adventure Golf and the David Lloyd Tennis Centre.
- It could therefore be argued that there is a wider secondary spend potential in respect of money being spent in the adjacent non-Council owned facilities.

- However, consultation with existing skate park facilities in the U.K does not identify a strong evidence base for secondary spend. Some of the consultation respondents identified that there was 'likely' to be secondary spend advantages but they could not put a figure on the potential or did not have specific evidence to substantiate this position. There may be many reasons for this, and it can be argued that not every Skate park is developed beside a flagship leisure facility such as Dundonald International Ice Bowl (with its complementary private sector projects) which present opportunities for secondary spend. However, examination of the impact of the opening of Pirates Adventure Golf identifies that its opening in June 2005 has had a limited impact on secondary spend (in the region of 10%).
- Review of the financial data provided by Castlereagh Borough Council Offices sets out the following scenarios:
 - The revenues generated by DIIB have risen over the period 2002/3-2004/5. The increases appear to relate to an increase in price and more sustained focus on the marketing/management of the facility.
 - The opening of Pirates Adventure Golf Facility 'may' have had a positive impact on the financial take from existing facilities and support services (vending, catering and games machines). This secondary spend uplift is in the region of 10%-20% in relation to support services. However, this must be seen in the context of a steadily increasing revenue take and the fact that weather is likely to have had a positive impact.
- A 10% increase in secondary spend is likely to generate a usable surplus in the region of £4,000-£10,000 per year...which would not meet the operating costs.
- On the basis that there is limited evidence for secondary spend potential, there is an inherent investment risk associated with Option One and this could therefore trigger the Council to examine Option Two in which it would charge for admission to the facility. Whilst there are clear examples of charging for access to indoor facilities this is not the norm in respect of outdoor facilities, regardless of the level of investment and attractiveness of the site to the skating community.
- On the weight of evidence at the moment it could be suggested that if the Council were to pursue this option it is likely that it could deter skaters, especially those who might travel a distance to use the facility.

On this basis, John O'Neill asked the Council for direction in relation to its attitude towards financial risk and its willingness to consider any option, which might have on-going financial commitments, as he felt that without progressing to a detailed financial analysis it was clear that either option would require an ongoing financial subvention from Council.

Members thanked Mr O'Neill for his very informative presentation and he left the meeting.

Members expressed concern at the issues raised in the presentation and it was

RESOLVED: That urgent consideration be given at the Special Leisure Park Board meeting as to whether the Board remains committed to the implementation of this project, so that the Finance & General Purposes Committee can be informed accordingly.

REPORT FROM THE TECHNICAL MANAGER FOR LEISURE FACILITIES (copy previously circulated)

LPB/2006/46 : SIX MONTHLY SERVICE OF OLYMPIA ICE RESURFACING MACHINE

The Technical Manager advised Members that the six monthly service of the Olympia ice resurfacing machine had been due in January 2006. He continued that this was essential maintenance, which was carried out by the registered agent twice per year. He advised Members that the cost of this work varied due to parts which may require to be replaced and that the service had been carried out on 19th January 2006. He informed members that the cost of the service was £1,117.59 plus VAT which included parts and labour and therefore requested approval to process the invoice for payment.

RESOLVED: Members of the Board agree the payment of £1117.59 + VAT for essential maintenance carried out to the Olympia Ice Resurfacing Machine.

LPB/2006/47 : STAND ALONE SMOKE DETECTOR

The Technical Manager stated that Members would be aware that the Ice Bowl was a "no smoking" centre but that it would appear that people were going into the toilets to smoke. He continued that as the sensors in these areas were smoke detectors this would set off the fire alarms. He advised that the problem with this was that the alarms were extended which could result in a fire engine being dispatched.

The Officer therefore proposed putting notices up in the toilets warning of this occurrence but had some concerns that the smokers would move elsewhere and that those smoking would be difficult to detect.

The Officer continued that he had sourced a "stand alone" smoke detector which could be easily fitted and be moved as required and that the cost of a unit which is battery operated would be £165 plus VAT.

He therefore sought Members approval to purchase two units in order to maintain the centre as "no smoking" area.

RESOLVED: Members of the Board agreed that the above matter be deferred to the forthcoming special meeting of the Leisure Park Board.

LPB/2006/48 : TV SCREENS

The Technical Services Manager stated that at present there were three TV screens around the Centre, which received various channels and were of interest to the visiting customers. He advised Members that these TVs were rented from Granada AV Solutions on a six monthly contract at a cost of £201 plus VAT which covered maintenance and replacement as required.

He continued that the contract was due to expire on 6th May 2006 and could be bought out at a cost of £45 plus VAT by giving a three month written cancellation notice.

He therefore asked Members to consider the cancellation of this contract and the purchase of TVs with any future repairs being dealt with locally as required.

RESOLVED: Members of the Board agree to the cancellation of the rented TV's from Granada AV Solutions at a cost of £45 plus Vat.

LPB/2006/49 : BOWLING TRIPLE CROWN CHAMPIONSHIP

RESOLVED: Members of the Board agreed that the above matter be deferred to the next meeting of the Board for consideration.

LPS/2006/50 : ZAMBONI CUTTING BLADES

The Technical Manager advised Members that the Odyssey Arena had contacted Officers with regard to purchasing the old Zamboni cutting blades which were still on the premises and added that they were prepared to pay £80 for the three blades. He informed Members that they were no longer of use to the Ice Bowl as they did not fit the present machine and felt that this was a good price as they were scrap with little or no value.

He therefore sought the Board's approval to dispose of the blades for the price quoted.

RESOLVED: Members of the Board agreed to the Odyssey Arena purchasing the Zamboni blades at a cost of £80.00.

LPB/2006/51 : PA SYSTEM

RESOLVED: Members of the Board agreed that the above matter be deferred to the next meeting of the Board for consideration.

LPB/2006/52 : MAINTENANCE OF HOT WATER WITHIN TOILETS

The Technical Services Manager informed Members that the hot water in the toilets was coming out quite dirty at times and that this was due to the storage calorifiers accumulating sludge in them. He continued that it was normal PPM to have them flushed through every two years or so and added that this service was now due.

He advised Members that this work required the services of a plumbing contractor and that a quotation £650 plus VAT had been obtained to clean all five vessels and he therefore recommended that this work be carried out as soon as possible (before customers complain about hygiene and health).

Following discussion it was

RESOLVED: Members of the Board agree to the maintenance of the storage calorifiers at a cost of £650 plus VAT.

LPB/2006/53 : SPECTATOR SEATING

RESOLVED: Members of the Board agreed that the above matter be deferred to the next meeting of the Board for consideration.

LPB/2006/54 : REPORT FROM MARKETING MANAGER (copy previously circulated)

RESOLVED: Members of the Board agreed that the above report be deferred to the next meeting of the Board for consideration, with the exception of the following item which was considered at the meeting:

LPB/2006/55 : TOUR OF THE NORTH CYCLING RACE

The Marketing and PR Manager informed members that the final stage of the P&O Tour of the North Cycling Race has taken place at Dundonald International Ice Bowl for the past 6 years. This year the final is taking place on Easter Monday instead to facilitate Mainland UK riders. Whilst the event is primarily sponsored through the Finance & Leisure Services Committee the Ice Bowl has historically provided free room hire and catering hospitality and hosted the event. With the opening of Adventure Golf and the associated parking difficulties it was proposed to offer a change of venue to the organisers to facilitate Ice bowl operations and car parking and also to promote the Billy Neill Centre as an alternative and more appropriate sporting venue.

RESOLVED : Members agreed that the venue change from DIIB and a request by the Director of Finance and Leisure Services for the Billy Neill Soccer Centre of Excellence to host the event be taken to the next Finance and Leisure Services Committee and Technical Services Committee Meetings with a proposal to consider overall sponsorship of event.

LPB/2006/56 : REPORT FROM THE ECONOMIC DEVELOPMENT MANAGER (copy previously circulated)

RESOLVED: Members of the Board agreed that the above report be deferred to the next meeting of the Board for consideration, with the exception of the following two items which were considered at the meeting:

LPB/2006/57 : REQUEST FOR CAR PARK PURCHASE

The Economic Development Manager informed members that in October 2005, Barry Hobson approached the Leisure Park Board, seeking to determine its willingness to sell the section of car park currently leased by Mr Hobson for his Adventure Golf Complex (minute LPB/2005/145 refers).

She continued that at that time, the Leisure Park Board resolved that a response be sent to Mr Hobson, advising him that this matter would be fully considered by the Leisure Park Board Sub Committee, which was considering all future developments within the Leisure Park. She added that Mr Hobson had since made further contact (through BTW Shiells), asking if the Board was yet in a position to reconsider the sale of the area in question.

Following discussion it was

RESOLVED: Members of the Board agreed that Officers write to Mr Hobson advising him that unfortunately the Board would not be selling the car park section currently leased by him.

LPB/2006/58 : HOTEL DEVELOPMENT

The Economic Development Officer reminded members that in December 2005, Members were informed that the purchaser of the hotel site had sought approval to extend the longstop date on the site to allow additional time for ongoing negotiations with potential end users and the Planning Service.

She continued that at that time, the Council's solicitor expressed concerns that despite numerous requests (over the past nine months), the purchaser had failed to submit an update on the current status of his planning application and his negotiations with potential end users.

The Officer added that further attempts were made to gain this information in December 2005 and January 2006, but once again, no supporting information has been forthcoming and that both the Council's solicitor and BTW Shiells had now expressed concern that the ongoing delays in completion meant that the purchaser was securing the site in question at considerably below the current market value.

Following discussion it was

RESOLVED: Members of the Board agreed that the Officer investigate the legal and commercial implications of not extending the long stop date and the possibility of re-advertising this site and report back to a future meeting of the Board.

LPB/2006/59 : CPLC MEETING

Councillor Robinson sought the Board's agreement to allow the next CPLC meeting to be held in the Board Room of DIIB and it was subsequently:

RESOLVED: That the next meeting of the CPLC could be held in the Board Room of Dundonald International Ice Bowl (at their expense).

STAFF IN COMMITTEE

As there was no other business, the meeting ended at 5.10 p.m.