

CASTLEREAGH BOROUGH COUNCIL

Minutes of the proceedings of the Leisure Services Committee held, in committee, in the Council Chamber, Civic & Administrative Offices, Bradford Court, Castlereagh, BT8 6RB on Thursday, 7 September 2006, at 4.00 p.m.

PRESENT:- Alderman J Norris

Councillor Mrs A Beattie
Councillor J Beattie
Councillor Mrs S Duncan
Councillor C Hall (in the chair)

IN ATTENDANCE:- Director of Finance & Leisure Services, Area Leisure Manager and Assistant Members' Services Officer

APOLOGIES:- Apologies were recorded on behalf of Councillors Ms Bunting, Mrs Cochrane, Drysdale, Hanvey, Miss Stevenson, Spratt and Tosh

LS/2006/81 : MINUTES OF THE LEISURE SERVICES COMMITTEE MEETING HELD ON 1 JUNE 2006

Noted.

MATTERS ARISING

LS/2006/82 : MUGA GRANT

The Director of Finance & Leisure Services informed Members that the SEELB had requested a meeting with the Chairman and Officers to discuss arrangements for the administration and marketing of the Lisnasharragh project by Council outside of school hours.

During the ensuing discussion, Members agreed to meet with representatives from the SEELB for discussions regarding the MUGA grant, and Councillor A Beattie proposed that Alderman Norris and Councillors J Beattie and Ms Bunting should represent the Council. Councillor Duncan seconded the proposal, and it was

RESOLVED: That a meeting be arranged with representatives from the SEELB to discuss details relating to the MUGA grant in respect of the Lisnasharragh project, with Alderman Norris and Councillors J Beattie and Ms Bunting representing the Council.

REPORT FROM THE AREA LEISURE MANAGER

LS/2006/83 : CONCEPT PROPOSAL FOR DEVELOPMENT OF RESERVOIR

The Area Leisure Manager outlined details of the proposal from Belfast Activity Centre for the unused water reservoir off the Saintfield Road, and he further stated that representatives from Belfast Activity Centre were to give a presentation to the Committee. The proposed activities include the following:

- Canoeing
- Slalom canoeing
- Rafting
- Water skiing
- Sub aqua
- Facilities for hosting triathlons

The Water Board was considering the sale of the reservoir. However, it would be offered to various government bodies in the first instance and then to the Council. The Area Leisure Manager went on to state that Belfast Activity Centre were hoping to obtain the Council's support to secure Olympic Lottery funding for this project.

Noted.

LS/2006/84 : PRESENTATION BY REPRESENTATIVES FROM BELFAST ACTIVITY CENTRE

The Chairman welcomed Mr Stephen Dickson, Mr Peter Boyle and Mr Enda Young from Belfast Activity Centre to the meeting.

Mr Dickson outlined details of the proposal to change the unused water reservoir, off the Saintfield Road, into an international-level water sports centre, which would be completed in three phases:

Phase 1

- To establish a presence on site with minimal facilities
- Temporary portable pontoon and portacabin facilities
- Cost implications approximately £10,000-£25,000

Phase 1 Disciplines

- Kayaking
- Canoeing
- Canoe Polo
- Dragon Boating
- Triathlon
- Pedal Boats
- Rowing Boats
- Sailing
- Windsurfing

Phase 2

To provide a purpose-built water sports centre on the site to include the following:

- Reception and offices
- Changing facilities
- Club/training rooms
- Conference facilities
- Café/restaurant
- Gear storage
- Open air decks and pontoons
- Boat park/trailer park
- Car parking

Phase 3

Possible development of the following on the site:

- White-water slalom and rafting
- Standing wave for kayak rodeo and surfing
- Overhead wire water-ski centre
- Sunken dive training obstacles

Mr Dickson continued to say that, should the Council decide to purchase the reservoir from the Water Board, Belfast Activity Centre would be willing to take responsibility for its development. Furthermore, he was hopeful that, with the Council's support, Olympic Lottery funding might become available.

Members welcomed the proposal in principle. However, Members felt that more information was required before the Council could commit to the project.

RESOLVED: That the Council be recommended to send the following delegation to meet with the Water Service, in order to obtain further information on the site where the proposal is located; Councillor Hall, Councillor Beattie and the Director of Finance & Leisure Services.

REPORT FROM THE DIRECTOR OF FINANCE & LEISURE SERVICES

LS/2006/85 : TRADING ACCOUNTS FOR ROBINSONN CENTRE, LOUGH MOSS CENTRE AND BELVOIR ACTIVITY CENTRE

The Director of Finance & Leisure Services took Members through the trading accounts for the Robinson Centre, Lough Moss Centre and Belvoir Activity Centre for the period 1 April 2006 to 31 June 2006.

The Director reported that, due to the age of the buildings, plant maintenance would need to be given careful consideration at the estimates process.

Noted.

LS/2006/86 : PROFIT-RELATED PAY FOR ASSISTANT MANAGERS

The Director of Finance & Leisure Services hoped to be able to provide Members with the information at the October meeting.

Noted.

LS/2006/87 : FINANCIAL APPRAISAL FOR EZE FITNESS CONTRACT EXTENSION AND AMENDMENT TO CURRENT CONTRACT

The Director of Finance & Leisure Services outlined details of a proposal received from EZE Fitness regarding an extension of the current contract and an increase of profit-sharing in EZE's favour. He then presented four options for Members' consideration as to how to proceed:

1 Let the contract run

The Director of Finance & Leisure Services provided Members with a projection of the Council's income share for the seven years of the contract.

2 Consider EZE's proposal to change and extend contract

The Director of Finance & Leisure Services provided a projected comparison of the Council's income share under a revised profit-share agreement with EZE.

3 Consider going out to tender again after the contract ends

This option would require further research.

4 Consider running the fitness suite in-house after the contract expires

Again, the Director of Finance & Leisure Services provided a breakdown of projected income for the next ten years.

The Director of Finance & Leisure Services went on to state that the Managing Director of EZE was prepared to invest approximately £1/2 million in year six, if the Council agreed to raise the profit-sharing in EZE's favour to 80:20 ratio, split after the agreed income had been obtained. However, he added that he would carry out some more research and bring the findings to a future Committee meeting.

Members then entered into a discussion regarding the four available options. Councillor Beattie was of the view that option 2 was the most advantageous for the Council, although he raised concerns regarding the implications following the RPA.

RESOLVED: That the Director of Finance & Leisure Services carry out further research regarding the proposals from EZE regarding an extension and amendment of the current contract and report back to the Committee at a future meeting.

LS/2006/88 : ESTIMATES PROCESS

Members entered into a discussion on how best to proceed when estimating funding needs for the development of the three leisure centres, including maintenance in order to prevent overspends. Councillor Beattie was of the view that it was difficult to estimate how much funding would be required for maintenance or replacement of old equipment and machinery.

The Director of Finance & Leisure Services stated that there was a possibility of building up a capital fund with approval of the government. Alternatively, the Council could approach the private sector.

Noted.

ANY OTHER BUSINESS

LS/2006/89 : DISABILITY SPORTS NI

The Director of Finance & Leisure Services tabled a report from Disability Sports NI, which outlined the policy agenda for 2006-2009.

Following some discussion, it was

RESOLVED: That Members be furnished with a copy of the report from Disability Sports NI, entitled 'Policy Agenda 1996-1009: Achieving Equality in Sport and Physical Activity'.

LS/2006/90 : MAINTENANCE

The Area Leisure Manager reported local residents near the Robinson Centre had also complained about alcohol being consumed behind the building, causing disturbance and litter. Members discussed various options to prevent people from entering the area. It was suggested that a high fence could be erected around the ground to prevent entrance, and Members asked the Area Leisure Manager to provide a report regarding the cost at the next meeting.

The Area Leisure Manager advised Members that the astro turf pitch at Lough Moss was in need of repair and that contractors had indicated it was likely that it would need to be replaced in two years' time. The Area Manager also indicated and the main hall in the Lough Moss Centre and Belvoir Activity Centre would need major work in the near future.

Following some further discussion, it was

RESOLVED: That the Area Leisure Manager provide a report regarding the erection of a high fence around the ground at the back of the Robinson Centre, including the cost.

REPORT FROM THE AREA LEISURE MANAGER

LS/2006/91 : CORRESPONDENCE FROM MR CHAPMAN - UPDATE

The Area Leisure Manager reported that a letter had been sent to Mr Chapman, offering compromise in respect of fees payable for membership to Breathe. However, there had been no reply. The Area Leisure Manager had also contacted Mr Chapman by email, but, again, had not received any reply.

Noted.

LS/2006/92 : LOUGH MOSS DEVELOPMENT

The Area Leisure Manager and the Client Services Manager had met with a representative from Watts & Partners Consultancy to discuss development of the Lough Moss site, to include a swimming pool, soft-play area, playground, multi-purpose synthetic pitch and additional car-parking facilities. The Manager

continued to say that he would provide a full report to the Committee at the earliest opportunity.

Noted.

LS/2006/93 : CARRYDUFF COMMUNITY PLAYGROUND APPLICATION

The Area Leisure Manager confirmed that the Grants Officer had applied for funding from the Big Lottery People's Millions for the second stage of the playground close to the Lough Moss Centre. Should the application meet the required criteria, a short film about the different projects will be shown on UTV Live, and viewers will be able to vote for their favourite project. The project with the highest votes will receive funding up to £50,000, although the two runners-up will also receive some funding, up to a total of £99,999 for the three projects.

The Area Leisure Manager informed Members that the basic design had to be agreed by Wednesday, 13 September 2006, therefore a meeting with the Planning Officer had to be arranged to discuss the options, and two Councillors were required to be present.

Councillor Beattie and Councillor Hall agreed to take part in the meeting, and following some further discussion, it was

RESOLVED: That the Area Leisure Manager arrange a meeting with the Planning Officer, Councillor Beattie and Councillor Hall, to be held on Tuesday, 12 September 2006, to discuss the options for a basic design for a community playground near the Lough Moss Centre.

LS/2006/94 : BELVOIR DEVELOPMENT

The Area Leisure Manager informed Members that there was a possibility that funding up to £25,000 would be available from the IFA/EUFA for a multi-purpose synthetic pitch. Preliminary meetings had taken place with representatives from Playdale, who had been chosen as partners of the IFA/EUFA. The Manager also anticipated that Belvoir would be the preferred location.

Members were asked to consider additional features to the pitch, for example, floodlighting and high-level fencing, which would require additional funding.

Noted.

LS/2006/95 : ROBINSON CENTRE REDEVELOPMENT COMMITTEE

The Area Leisure Manager confirmed that he would ascertain the make-up of the Committee and report back at the October meeting with a view to holding a meeting to discuss the options for the Robinson Centre.

Noted.

LS/2006/96 : 50-METRE POOL

The Area Leisure Manager stated that the Sports Council intended to make further announcements about the location of the 50-metre swimming pool after 4 September 2006.

Noted.

LS/2006/97 : JOINT SPORTS DEVELOPMENT STRATEGY FOR CBC

The Area Leisure Manager informed Members that a presentation would be given about the Joint Sports Development Strategy, involving the Leisure Services Department and the Community Services Department, and Members would be informed of the date in due course.

Noted.

LS/2006/98 : DEFIBRILLATOR UPDATE

An application has been made to Awards for All for funding for defibrillators for the Ice Bowl and Belvoir Activity Centre. The Area Leisure Manager stated that he would keep Members informed of any progress.

Noted.

LS/2006/99 : CORRESPONDENCE RECEIVED FROM THE RLSS (ULSTER BRANCH)

The Area Leisure Manager advised that a request had been received from the Royal Life Saving Society UK for financial assistance towards participation of the Northern Ireland team at the RLSS Commonwealth Lifesaving championships in Bath on 24-29 September 2006.

Following some discussion, it was

RESOLVED: That consideration of the request for financial assistance towards participation of the Northern Ireland team in the RLSS Commonwealth Lifesaving championships be referred to the Sports Advisory Committee.

LS/2006/100 : CORRESPONDENCE RECEIVED FROM ST JOSEPH'S PRIMARY SCHOOL

The Area Leisure Manager referred to correspondence received from a teacher from St Joseph's Primary School, thanking the staff at the Robinson Centre for their professionalism and friendly manner. Staff had been informed of the letter.

Noted.

LS/2006/101 : PROJECT CO-ORDINATOR TO ASSIST WOMEN INTO EMPLOYMENT IN SPORTS PROGRAMME

The Area Leisure Manager confirmed that Ms Emma Pye had taken up the above position and was based in the Belvoir Activity Centre.

Noted.

LS/2006/102 : ADVERTISING WITHIN THE ROBINSON, LOUGH MOSS, BELVOIR AND DIIB SITES

The Area Leisure Manager advised that the Ice Bowl had offered one advertising site at each of the following locations:

- Reception
- Bowling Centre
- Indianaland
- Ice Rink

In return, the Ice Bowl had been offered two sites at each of the following locations:

- Robinson Centre
- Lough Moss Centre
- Belvoir Activity Centre

One site in each location will be in the Breathe fitness suites.

Noted.

REPORT FROM THE TECHNICAL MANAGER

LS/2006/103 : WIND TURBINE – LOUGH MOSS

The Area Leisure Manager referred to the above project and provided the required four quotations for the appointment of a specialist consultant to assist with the planning and installation of the wind turbine. The following quotations had been received:

- Energy Equipment Testing Services, Cardiff £7,075 plus VAT
- Gazelle Wind Turbines (MKW Group), Tyne-on-Wear Max size 20KW
- J A Graham Renewable Energy Services, Crumlin No response
- Queen's University Construction Division, Belfast £7,100 plus VAT
- Genasys Power Systems, Barrow-in-Furness No response

Following some discussion, it was

RESOLVED: That Queen's University Construction Division be appointed as consultants to assist with the planning and installation of the wind turbine.

SUPPLEMENTARY REPORT FROM THE TECHNICAL MANAGER

LS/2006/104 : COMBINED HEAT AND POWER GENERATOR

The following quotations had been obtained for a combined heat and power generator:

- William J Paul Ltd £149,063.68 plus VAT
- AC Automation - Option A £147,514.00 plus VAT
- - Option B £135,421.55 plus VAT
- Edina Engineering £174,893.00 plus VAT
- Central Group Services £210,762.00 plus VAT

AC Automation Option B did not meet with the required specifications and could, therefore, not be taken into consideration.

Following some discussion, it was

RESOLVED: That Option B from AC Automation be accepted as the supplier of a combined heat and power generator.

As there was no further business, the meeting concluded at 6.50 p.m.

CHAIRMAN

CHIEF EXECUTIVE

Adopted by the Council this _____ day of
_____ 2006 with the exception of
Minute Nos. _____

MAYOR

CHIEF EXECUTIVE