

## 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 18 June 2007 at 6.35 p.m.

- PRESENT:** Ms J Bunting (in the chair)
- COUNCILLORS:** J Beattie  
D Drysdale (Deputy Mayor)  
M Long
- IN ATTENDANCE:** General Manager Leisure & Marketing, Business Manager, Technical Manager, Capital Projects Officer and Assistant Members' Services Officer.
- APOLOGIES:** Apologies were received from Aldermen P D and Mrs I Robinson and also from Councillors Chambers, Robinson and Henderson.

The Chairman advised that due to the meeting commencing late she would hear the presentation from Turkingtons before dealings with the minutes.

### **LPB/2007/156: REPRESENTATIVE FROM TURKINGTON CONSTRUCTION**

The General Manager advised that a representative from Turkington Holdings would be attending tonight's meeting to discuss the terms of the Novation agreement discussed at the May Leisure Park Board meeting.

The Chairman then welcomed Mr Jim McKeag (MD) from Turkington Holdings to the meeting.

Mr McKeag advised that further to the last meeting he had held various discussions with interested parties. He advised that Turkingtons were content that a restrictive covenant be added in respect of them sub letting the units, to ensure that they could not be sublet for the purpose of running a Gaming, Betting or Lottery establishment, an Adult Sex Shop or Off Licence. He advised that they were also content that the Novation Agreement should be progressed for the cinema development stipulating that its usage should remain as such for a period of 10 years from the completion of build.

In respect of the foodhall, Mr McKeag advised that he had met with the bank and they had raised several concerns. Firstly, he reported that they were not happy with the novation agreement for the foodhall being amended to stipulate that the usage of the units should remain unchanged for a period of 10 years from the date of completion. They were also concerned at the stipulation that all 9 units must be sublet only for use as restaurant or leisure, as they found this to be very prescriptive. Mr McKeag advised that this situation would only arise in the event that it had not been possible to sublet

some of the units for entertainment/leisure, he provided a solicitors office or physiotherapist as specific examples of other types of sublet, which may be considered.

Councillor Bunting highlighted that DIIB was a family orientated facility, she continued that whilst she understood their concerns she was keen to see the units sublet by companies that would compliment the facility.

Mr McKeag also sought Members permission for Turkingtons to trade as JHT Dundonald LTD (or similar name), a subsidiary of the parent company with all associated guarantees.

Discussion ensued following which it was

RESOLVED: - Members of the Board agreed

- (a) that the Novation Agreement be progressed to stipulate that the foodhall should remain as such for a period of 4 years from the date of Assignment of the Agreement to Turkingtons;
- (b) that over 50% of the 9 units in the foodhall should be sublet specifically for use as restaurants.
- (c) that Turkingtons trade as JHT Dundonald Ltd (or similar name), a subsidiary of the parent company with all associated guarantees.

Members of the Board further noted:

- (a) that Turkingtons had no objection to the inclusion of a restrictive covenant preventing the developer sub letting the units, for the purpose of running a Gaming, Betting or Lottery establishment, Off-Licence, Bookmakers, amusement arcade or an Adult Sex Shop.
- (b) that Turkingtons have agreed to the cinema being operated as such for 10 years from the date of completion of the build.

## **LPB/2007/157: MINUTES OF LEISURE PARK BOARD MEETINGS**

RESOLVED: - Members authorised that the minutes of the Leisure Park Board meeting, held on 21 May 2007, be accepted as a true and accurate record.

## **MATTERS ARISING**

### **LPB/2007/158: SPORTS COUNCIL – 50M SWIMMING POOL**

The General Manager drew Members' attention to the contents of a letter received from the Sports Council, which informed the Council that their bid for

the 50m swimming pool had been unsuccessful. He advised that there was a press embargo on this letter until Tuesday 19 June 2007.

Members wished North Down Borough Council well with their venture.

Noted.

### **LPB/2007/159: TENDERS FOR ECONOMIC APPRAISAL**

At this stage in proceedings the Capital Projects Officer joined the meeting. He advised that 8 submissions had been received and he circulated a summary sheet. He continued that a further submission had been received after the closing date and was therefore not opened.

Members perused the summary sheet and following discussion it was decided to eliminate those Companies who had not provided details of their methodology.

It was therefore

RESOLVED: - Members of the Board

(a) instructed the Capital Projects Officer to inform those Companies who had not provided a methodology, as requested, that they had been eliminated, leaving the following Companies tender to be considered:

- Price Water House Coopers
- Grant Thornton
- KS+P
- FGS McClure Watters

(b) The General Manager to liaise with Board Members with a view to setting up a brainstorming session, and if necessary arrange to convene a special meeting of the Board to appoint a consultant.

### **LPB/2007/160: WRITE OFF EQUIPMENT (Minute ref: LPB/2007/144 refers)**

The General Manager informed Members that the chairs from Indianaland, that had been written off at the last meeting had been disposed off.

He advised that they had been 'sold as seen' at Bangor Auctions for a sum of £57.66, which had saved the Council a charge for disposal.

Members congratulated the General Manager on achieving these savings.

Noted.

### **LPB/2007/161: TUMBLE TOTS (Minute ref: LPB/2007/148 refers)**

The General Manager informed Members that following the discussion at the May meeting, Tumble Tots had agreed to return to DIIB in September at the new agreed daily rate.

Noted.

**LPB/2007/162: BATTLEFIELD SPORTS – PRICING STRUCTURE BIRTHDAY PARTIES**

**(Minute ref: LPB/2007/140 refers)**

The General Manager reminded Members that at the last meeting of the Board a birthday package of £9.00 per head had been agreed, with a split of £5.50 for the Ice Bowl and £3.50 for Battlefield Sports. He advised that the Management had since reviewed this and felt that it would be more appropriate to have a split of £5.00 for the Ice Bowl and £4.00 for Battlefield Sports.

Following a query from Members the General Manager advised that Battlefield Sports had now opened and appeared to be doing well. Official opening was scheduled for 10 Aug 07.

RESOLVED: - Members of the Board approved a birthday package of £9.00 per head, with £5.00 for the Ice Bowl and £4.00 for Battlefield Sports.

**LPB/2007/163: MATTER ARISING ARISING FROM LPB/2007/122**

**(Minute ref: LPB/2007/151 refers)**

RESOLVED: - Members of the Board again deferred further consideration until a meeting where there was a full attendance, or as near as.

**LPB/2007/164: VIONVILLE**

**(Minute ref: LPB/2007/153 refers)**

The General Manager informed Members that he the disclaimer sign had been replaced on entrance to the land at Vionville frequented by bike riders.

Noted.

**LPB/2007/165: GRANDSTAND SEATING**

**(Minute ref: LPB/2007/155 refers)**

The General Manager informed Members that he had met with Paul Miller from Hanwood and would report back as information became available.

Noted.

## **REPORT FROM THE BUSINESS MANAGER**

### **LPB/2007/166: TRADING ACCOUNTS FOR THE PERIOD 1 APRIL 2007 – 31 MAY 2007**

The Business Manager reported that the operating surplus to date was behind budget, but highlighted that May had performed better compared to last year and the surplus for the month had increased by £1.6k.

Members queried whether there was any loss of income sustained as a result of the recent flooding.

The General Manager advised that the first twenty lanes of ten-pin bowling had been closed, as some water had leaked onto the tiled area approaching these lanes, he reported that there was no actual damage to the lanes and the only cost to date was for sandbags and Dynorod. He added any of the bookings for bowling had actually been accommodated at the top lanes, therefore there was no actual loss of income.

Noted.

## **REPORT FROM THE TECHNICAL MANAGER**

### **LPB/2007/167: BULK WASTE DISPOSAL**

The Technical Manager advised that it was anticipated that there would be an overspend on the Bulk waste disposal charges. He reported that the compactor was emptied when full, which was approximately every four weeks. From the first two invoices the average cost was £470.00, which would result in an annual cost of £5640.00, the annual budget for bulk waste disposal was £3000.00. He added that the projected overspend was due partly to a reduced annual budget along with increased tonnages charges which had risen from £52.00 to £66.00 per tonne. Comparative prices had been obtained from another company and indicated that the price the current company was charging was not excessive.

Councillor Bunting expressed her dismay at this overspend and queried why this had occurred so early in the financial year. She requested that Officers keep a close watch on the other budgets.

The General Manager advised that the officers holding the budgets now were not privy to setting the current Estimates and that it was only through training and experience that they were now starting to identify such occurrences. He fully expected to see further similar budget irregularities and advised that he

would attempt to bring these to the Boards attention as soon as they are identified.

Noted.

## **REPORT FROM THE GENERAL MANAGER**

### **LPB/2007/168: RECREATIONAL ASSISTANTS**

The General Manager advised that the LPB Staffing Sub Committee had been briefed on plans to introduce 'weekend contracts' for some appointments. He reported that it was intended to trial this with Recreation Assistants for a 3 month temporary contract, with a view to extending this across Leisure where appropriate. Recruitment would take place in June 2007.

Noted.

### **LPB/2007/169: SUMMER OPENING TIMES**

The General Manager outlined the opening times for the facility in previous years. He also outlined the income taken over the previous two financial years along with the associated staffing costs, which virtually negated the income achieved.

The General Manager asked Members to consider whether it would be appropriate to close the facility on the 12<sup>th</sup> July 2007.

Members considered this suggestion and agreed that in light of the income achieved and following the decision taken at the previous meeting of the Board whereby staff would be being awarded 2 additional days annual leave, it would be appropriate to close the facility on the 12 July 2007, with staff being given a directed holiday.

It was therefore

**RESOLVED:** - Members of the Board

- (a) agreed the following opening times for DIIB, to be reviewed annually:  
Wed 11 July 2007 – normal opening; closing at 6pm  
Thurs 12 July 2007 – closed
- (b) staff to be instructed to take one of their additional 2 days annual leave authorised at the May meeting of the Leisure Park Board.

### **LPB/2007/170: THE LITTER (NI) ORDER 1994**

**RESOLVED:** - Members granted approval for the authorisation of the following officers under the above legislation, to enable them to take formal

enforcement action for contraventions including dog fouling and general littering.

Mark Kane, Assistant Manager  
Steven Turnbull, Assistant Manager  
Beverley Brown, Assistant Manager  
Cecily Girvan, Supervisor  
Gary Wray, Supervisor  
Joanne Best, Relief Duty Manager  
Lenore Tate, Relief Duty Manager  
Jim Hunsdale, Security  
William Moffett, Caravan Park Warden  
Alex Lennox, Casual Housekeeper/Rec. Assistant

### **ANY OTHER BUSINESS**

#### **LPB/2007/171: COMPLAINT FROM LOCAL RESIDENTS**

The General Manager advised that several complaints had been received from local residents. He advised that he was meeting with the residents, the CE and the MP for the area on 19 Jun 07. Some of the likely resolutions may incur costs for the Board, however, he undertook to bring further details to the next meeting of the Board.

Noted.

#### **LPB/2007/172: COMPLAINT RE FLAGS**

The General Manager advised that an email of complaint had been received regarding the flying of flags at the facility.

Following consideration Members asked the General Manager to inform the complainant that the correspondence had been noted.

Noted.

#### **LPB/2007/173: INDIANALAND ROSPA REPORT**

The General Manager advised that as a result of recent ROSPA reports it was necessary to carry out a number of urgent repairs to Indianaland. He confirmed that some of these works should have been addressed before the refurbished of Indianaland was signed off with the contractor, as the original work had not met ROSPA standards, however, he stressed the importance of progressing these as soon as possible. He advised that he had obtained 3 quotes and recommended an approximate cost for these works, from XT Services of £2400.00 + VAT, although he felt that this figure could increase slightly. An additional quote had been obtained for further running repairs amounting to £475.00 + VAT.

RESOLVED: - Members agreed that the General Manager progress with the required works to Indianland at an approximate cost for these works, from XT Services of £2400.00 + VAT. And also with the running repairs amounting to approximately £475.00 + VAT.

There being no further business, the meeting ended at 8.25 p.m.

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**CHAIRMAN**

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**CHIEF EXECUTIVE**