

## **CASTLEREAGH BOROUGH COUNCIL**

Minutes of the proceedings of the Leisure Services Committee meeting held, in committee, in the Members' Room, Civic & Administrative Offices, Bradford Court, Upper Galwally, Castlereagh, BT8 6RB on Thursday, 7<sup>th</sup> June 2007 at 7.30 p.m.

**PRESENT:-** Councillor Mrs A M Beattie  
Councillor J Beattie  
Councillor Mrs S Duncan  
Councillor C Hall  
Councillor C Tosh

**IN ATTENDANCE:-** Director of Leisure Services, Business Manager,  
Technical Manager and Assistant Members' Services  
Officer

**APOLOGIES:-** Apologies were recorded on behalf of Alderman  
Norris, Councillors Bunting, Drysdale, Hanvey,  
Cochrane and Spratt, and the Area Manager Leisure.

### **LS/2007/86 : IFA PRESENTATION**

The Director outlined the background to the Grassroots Development programme and stated that although the Council had committed initially to a 2-year project, Grass Roots were seeking a 3-year extension to the programme. She indicated that should the Council decline to extend the project, there was a waiting list of other Councils wishing to come on board.

She informed Members that the Council's contribution of £33,136 over a 3-year period was based on a worst-case scenario, and the actual contribution of funding required from the Council may not be as much as this amount.

At this point in the proceedings, the Chairman welcomed Ian Stewart from the IFA and Phil Melville, the councils Grass Roots Officer to the meeting.

Ian Stewart commenced his presentation by providing details of the following, namely:-

Programme overview  
Programme Achievements

Benefits of the Programme  
Costings  
Costs that can be offset against

In response to a query from Councillor Duncan, Ian Stewart confirmed that 17 schools in the Castlereagh Borough were participating in the project and he circulated a list for Members' information.

Furthermore, he confirmed that the Grassroots project was running a "Football for all" campaign to reduce sectarianism/racism, in addition to promoting a "Healthy eating" campaign.

Members were also informed that, in addition to profit generation from the programme, the scheme had generated £3k of income to the Council for use of their facilities.

Councillor Duncan asked if there were transport facilities available for schools outside the catchment area, to which Members were informed that the project was unable to provide transport facilities.

Ian Stewart outlined the benefits of participating in a national scheme run by UEFA and informed Members that McDonald's had offered sponsorship provision for the scheme.

Following their presentation, the Chairman thanked the representatives from Grassroots, and they left the meeting.

At this point, the Acting Director stated that although the Grass Roots Development programme required a decision from the Council within the next couple of months, they were not necessarily looking for the full amount in next year's estimates but a phased-in financial package over a 3-year period.

Following a proposal from Councillor Beattie, which was seconded by Councillor Tosh, it was

RESOLVED:- That, the Committee recommends that the Council agrees to a 3-year extension of the Grass Roots Development Programme with provision being made within each financial years estimates for such, for the following reasons, namely that:-

- it benefits the young people of Castlereagh
- Schools benefit through the provision of additional sports equipment as a result of sponsorship from McDonalds
- There is a sufficient amount of income generated from the scheme through the utilisation of the Council's facilities.

**LS/2007/87 : MEETING WITH ANNADALE HC**

The Acting Director outlined the details of the Area Manager's report, but Members expressed concern that an update from the Area manager was required before further consideration could be given to the matter.

Following discussion, Members agreed that it be

RESOLVED:- that, the Area Manager would update members of the Annadale Club, and as necessary arrange a site visit for the members of the committee to other facilities which hosted similar type pitches to those that Annadale were requesting.

**LS/2007/88 : DIVING BOARDS AT THE ROBINSON CENTRE**

The Acting Director informed Members that the cost of replacing the 2 diving boards and fulcrums at the Robinson Centre would be in excess of £12,000.

The Acting Director further advised that given the fact that the boards could only be supplied by a sole supplier in the UK, it was not possible to tender for pricing options. She further advised the meeting that the Local Government Auditor confirmed that given the limited supply options, it was permissible to waiver the councils fiscal policy requirements of tender, providing that there was a council minute to record that this was reported to council.

The Acting Director also raised a matter concerning the overall capital budget for Leisure projects and advised members that she needed to confirm with the Director of Finance that sufficient capital was available, due to the number of Leisure projects currently progressing.

Following discussion, it was

RESOLVED:- That, Cllr Jack Beattie would confirm with the Director of Finance that sufficient capital was available for Leisure projects, particularly the replacement of the boards at the Robinson Centre. It was further recommended that officers proceed to order the boards and that the tender process would not be implemented for this project due to the sole supplier of the boards.

**LS/2007/89 : SAUNAS AT THE ROBINSON CENTRE**

The Acting Director reported that the saunas at the Robinson Centre were in urgent need of replacement and it was becoming more difficult and time consuming to effect checks and repairs.

Following consideration, Members agreed that it be

RESOLVED:- That, the Technical Manager be instructed to investigate the cost of replacing the saunas. Furthermore, that he also obtain quotations to repair the existing saunas for comparative purposes for the next meeting of the Committee.

#### **LS/2007/90 : VANDALISM AT THE ROBINSON CENTRE**

Members were shown photographs of the vandlised fence at the Robinson Centre and informed that repair costs would be in the region of £3000, although sections of the fence could be re-used.

The Acting Director clarified that, following discussions with local community groups, she had been given an assurance that this situation would not arise again in the future.

Councillor J Beattie expressed his concern that the cost of repair of the fence had been quoted at £3000, yet the fence had initially been installed at a cost of £7000.

Councillor Mrs Beattie was also of the view that the problem might re-occur in the run-up to the 12<sup>th</sup> July celebrations.

Members discussed the matter at length, and following consideration it was

RESOLVED:- That,

- (a) The Technical Manager be instructed to contact the original contractor with a view to negotiating a better price for reinstatement of the fence, on the basis that it originally cost £7000 to erect.
- (b) The Technical Manager to ascertain if the Council's Minor Works Department are able to repair the fence at a more competitive price. These repairs should ensure that supporting angle irons are sunk adequately to ensure the fence is well supported so as to prevent similar damage resulting again.

#### **LS/2007/91 : PROPOSAL BY THE MODEL CAR CLUB OF NI**

Following discussion, it was

RESOLVED:- That, a charge of £50 be initially levied on the Model Car Club of NI which will help them build up the usage with the charge being reviewed again in the next financial year.

**LS/2007/92 : JUDO MATS AT THE ROBINSON, LOUGH MOSS & BELVOIR CENTRES**

The Acting Director drew Members' attention to the fact that the judo mats at the Robinson, Lough Moss and Belvoir Centres needed replacement.

She indicated that a potential judo championship at the Lough Moss Centre had been cancelled because of the condition of the judo mats, and detailed the amount of revenue generated from activities requiring the use of judo mats.

Members referred to the list of repairs and replacements outlined in the Acting Director's report, and requested that she prepare a prioritised business case to identify the most urgent and essential repairs/replacements.

The Acting Director responded that she had carried out a full audit of each of the Council's Centres working towards the estimates process. She stated that she had merely wished to inform the Committee on the status of the judo mats as she was concerned at the long-term impacts of the loss of business.

RESOLVED:- That, the Acting Director prepare a full business case to support the needs of each of the centres so that the necessary work can be identified and that provision can be made within the 2008-2009 estimates process.

**LS/2007/93 : PLAYGROUND AT LOUGH MOSS**

The Acting Director informed Members that the official opening of the playground at Lough Moss had been provisionally booked for Friday, 15<sup>th</sup> June 2007 at 3.00 p.m.

Noted.

**LS/2007/94 : POTENTIAL SPONSORSHIP ARRANGEMENT WITH TESCO**

The Acting Director referred to an email received from Tesco in relating to a potential sponsorship arrangement with Tesco. The email had stated that the Council should make a business case for specific projects, which would then be given consideration.

Members discussed the earlier presentation by Grassroots in which the problems of transport to/from the project had been identified. Members were of the view that, although the provision of a minibus would have been beneficial, the anticipated running and insurance costs did not make it viable.

The Acting Director suggested that the Council could put forward a proposal to Tesco's for transport, which could be sourced from a private supplier.

In addition, she would also arrange for a business case to be prepared to enable a programme of equipment to be put forward to Tesco's, which would benefit the local community.

Following consideration, it was

RESOLVED:- That, the Area Manager work in conjunction with the Grants Officer and put forward the options for sponsorship to Tesco's.

Furthermore, that Tesco's are advised that whatever equipment/ service they provide will bear the "Tesco" logo, which will subsequently maximise their business opportunities.

#### **LS/2007/95 : ESTIMATES PREPARATION**

The Acting Director referred Members to the content of her report and the listed total number of refurbishment /repairs required at each of the 3 Centres. She reiterated that this was a "wish list", but would come back to the next Committee meeting with a business plan for essential repairs in order of priority.

She stated that certain works, i.e. the installation of lifts to comply with disability legislation, were necessary and had to be carried out by the Council.

Councillor Beattie asked that the Officers ensure that stair lifts are not installed as they were ineffective for certain types of disability and suggested that they contact Disability Action, and in the interim he would speak with the Capital Projects Officer on the matter.

RESOLVED:- That,

- (a) The Acting Director of Leisure be instructed to draw up a list of essential repairs in order of priority and prepare a business case for the Committee's consideration.
- (b) The Capital Projects Officer be instructed to contact Disability Action with a view to determining the type of lift that would be suitable for installation in the Robinson Centre to comply with disability legislation.

- (c) Councillor Beattie to liaise with the Capital Projects Officer in relation to the installation of the lifts in the Robinson Centre to provide disability access.

**“STAFF-IN-COMMITTEE”**

**REPORT FROM THE TECHNICAL MANAGER**

**LS/2007/97 : WIND TURBINE FOR LOUGH MOSS**

The Technical Manager reported that he had been in contact with Omagh and Coleraine District Councils and Antrim area Hospital with regard to their experiences with wind turbine installations. Antrim Area hospital had indicated that they had experienced some problems with stroboscopic effects, which had caused a number of people to suffer from headaches. There had also been a few complaints in relation to impacts on television reception from non-satellite households. However, he reiterated that Antrim Area Hospital’s installation was considerably larger and more powerful than the turbine envisaged for Lough Moss.

He went on to state that a feasibility study had already been carried out and had identified the WES 18 80kW turbine as the most suitable for the Lough Moss Centre and he was seeking the Committee’s approval to appoint QUB as consultants to progress the installation.

Councillor Beattie questioned the need for a consultant, as the Council’s Building Control Department could ascertain the structural stipulations with regard to the foundations for the turbine.

He further queried if the quotation from the company providing the wind turbine, included the installation and connection charges in the price, and if they provided a warranty with the equipment. He added that if the supplier installed the wind turbine, NIE would be checking the installation afterwards and therefore a consultant was not required.

In response to the Technical Manager’s comment that the wind turbine would cost £150k, but the grant funding was only for £107k, the Acting Director stated she would speak to the Director of Finance and the Council’s Grants Officer to ascertain if there was an Energy Savings Capital fund which would cover the shortfall in funding.

Following discussion, it was

RESOLVED:- That,

- (a) The Technical Manager be instructed to contact the wind turbine supplier to ascertain what is included in the quotation price. Furthermore, that he tries to negotiate the provision of a site survey, installation, connection and warranty charges as part of the overall price.
- (b) The Acting Director of Leisure Services be instructed to liaise with the Director of Finance and Council's Grants Officer to ascertain if there is an Energy Saving Capital Fund or any other grants available which would cover the shortfall in funding of £43k for the wind turbine at Lough Moss.

### **LS/2007/98 : UVAZONE WATER DISINFECTION PLANT**

The Technical Manager informed Members that the annual servicing of the uvazone water disinfection plant was now due and two quotations for the work had been received.

He clarified that the expenditure had been included in the planned maintenance schedule as part of the yearly services.

Following discussion, it was

RESOLVED:- that, the Council be recommended to accept the quotation from Oak Technical Services at a cost of £5,327 to carry out the servicing of the Uvazone Water Disinfection plan, as the costs have been included in the yearly planned maintenance schedule.

Furthermore, that the Technical Manager be instructed to prepare a new yearly planned maintenance schedule to identify essential maintenance work, prior to the next Estimates Working Group meetings.

### **LS/2007/99 : EZE FITNESS CONTRACT**

The Director stated that, in the absence of the Director of Finance, she would be taking Members through his report. She stated that Officers were currently liaising with the Council's Solicitor to progress the removal of the restrictive covenant on the Robinson Centre, which would facilitate the transition of the EZE fitness contract.

She drew Members' attention to the chronology reports of the minutes and the formula contained in the draft contract and had indicated that she had requested a substantiation of the £230k figure put forward.

The Director then informed Members that, following the last meeting, a genuine error had been identified in calculating the contract liability but the figures had since been corrected. She therefore informed Members that the correct figure should have been £161k if the Council pulled out of the contract after the completion of year 3, however this would revert to nothing if the Contract ceased at the end of year 5.

Members were pleased that the Officer had clarified the situation with regard to the figures.

RESOLVED:- That, Officers arrange for the EZE fitness contract to progress subject to the restrictive covenant being lifted.

**LS/2007/100 : TRADING ACCOUNTS FOR BELVOIR, LOUGH MOSS & ROBINSON CENTRES**

The Business Manager referred to the new format of trading accounts, and outlined the income and expenditure summary for the three centres. She indicated the need to monitor overspends in electricity and salaries/wages.

Noted.

As there was no further business, the meeting concluded at 9.45 p.m.

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
CHIEF EXECUTIVE

Adopted by the Council this \_\_\_\_\_ day of  
\_\_\_\_\_ 2007 with the exception of  
Minute Nos. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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CHIEF EXECUTIVE