

## **CASTLEREAGH BOROUGH COUNCIL**

Minutes of the proceedings of the Special Central Services Committee meeting held, in committee, in the Members' Corridor, Civic & Administrative Offices, Bradford Court, Upper Galwally, Castlereagh, BT8 6RB, on Monday 29 October 2007 at 4.00 p.m.

**PRESENT:-** Councillor Mrs AM Beattie (in the chair)  
Councillor J Beattie  
Councillor B Hanvey  
Councillor C Hall  
Councillor R Hughes MBE  
Councillor L Walker

**IN ATTENDANCE:-** Director of Administration & Community Services,  
Community Services Manager, Capital Projects  
Officer, Assistant Members' Services Officer

**APOLOGIES:-** Apologies were recorded on behalf of Alderman Rice  
and Councillor Robinson

### **REPORT FROM THE DIRECTOR OF ADMINISTRATION AND COMMUNITY SERVICES**

#### **CS/2007/239 : MONEYREAGH COMMUNITY CENTRE**

The Director of Administration and Community Services reminded Members that the Committee had executive powers to progress matters relating to Moneyreagh Community Centre (Minute no: CS/2006/200 refers)

The Director tabled a report giving the background of decisions taken by the Council in relation to Moneyreagh Community Centre. She reported that in January 2006 the Committee had considered two options for the development, Option 1 being a traditional build and Option 2 being an eco friendly build as follows:

Element	Option 1	Option 2
Preliminary Development Cost	£450,000 approx	£572,000 approx
Professional Fees	£ 32,600	£ 42,500
Furniture & Equipment (est.)	£ 15,000	£ 15,000
Planning Fee	£ 1,600	£ 1,600
Building Control Fee	£ 2,700	£ 3,300

Removal of Covenants	£ 25,000	£ 25,000
Total	£526,900	£659,400
Less Lottery Funding	£ 90,000	£ 90,000
Nett Cost to Council	£436,900	£569,400

The report also included a summary of the original costs of the project and a summary of the revised costs as at September 2007 as follows:

**SUMMARY OF ORIGINAL COSTS**

Contract Sum (Includes Contingency Sum £10,000)	£647,000
Professional Fees	£ 36,519
Furniture & Equipment	£ 15,000
Planning Fees	£ 150
Building Control Fees	£ 2,540
Advertising	£ 1,320
Site Investigation	£ 800
Removal of Covenant	£ 25,000
<b>TOTAL ESTIMATE AS OF JAN 2007</b>	<b>£728,329</b>
<b>LESS LOTTERY GRANT</b>	<b>(£ 90,000)</b>
<b>TOTAL</b>	<b><u>£638,329</u></b>

**REVISED COSTS  
AS AT SEPTEMBER 2007**

Original Costs	£638,329
Plus Additions:	
Tarmac to School Car Park	£ 6,200
Tarmac to Community Centre	£ 8,050
Dance Studio with Internal Emergency Stairs	£ 24,250
Extra Over for Steps in lieu of Ramps	£ 1,800
<b>TOTAL</b>	<b>£668,629</b>
<b>LESS INCREASED BIG LOTTERY GRANT</b>	<b>(£ 30,000)</b>
<b>LESS CONTINGENCY SUM</b>	<b>(£ 10,000)</b>
<b>TOTAL</b>	<b><u>£638,629</u></b>

The Director asked Members to consider the capital costs of the project and to confirm whether the additional works as outlined in the Capital Project Officer's report could proceed.

In response to queries by Councillors Chambers and J Beattie, the Director of Administration & Community Services advised that officers had attended a meeting of the Board of Governors of Moneyrea School to discuss the project

generally including issues such as removal of trees and access to the school. During those discussions other issues had been raised including the fact that the original specification had included a gravel surface for the car parks. On reviewing the specification, the Capital Projects Officer was now recommending that the specification be upgraded on health and safety grounds to include a tarmac surface for the car parks.

In response to a query by Councillor Chambers relating to the additional internal emergency staircase, the Capital Projects Officer explained that the area to be fitted out as a dance studio was a long, narrow room that would be used by the public and Building Control considered it necessary to provide an emergency staircase at one end. This had not been included in the original specification as the fitting out of the space as a dance studio was a later addition in view of the increased lottery grant.

In response to a query by Councillor Walker regarding costings for the additional works, the Capital Projects Officer advised that the Quantity Surveyor had based these costs on the Bills of Quantity rates. Some discussion ensued as to whether the Council should seek quotes for the work from other contractors. The Capital Projects Officer pointed out it would not be acceptable practice to bring in a second contractor on the site while the first contractor was still working there. He advised that the contractor currently on site was managing the work effectively and was meeting targets. Members asked officers to ensure that the contractor would complete the work within the costings provided and that no additional costs would be added on.

Councillor Beattie reported that he had met earlier with the Director of Finance who had confirmed that a total of £700K had been set aside for the project, of which £300K had been already drawn down.

The Capital Projects Officer suggested that the Committee might wish to undertake an inspection visit to the site to see how the work was progressing.

In response to a query by Councillor Hanvey, the Capital Projects Officer advised that the dance floor would be made of maple strips on resilient battens which would have a certain amount of give suitable for dancing but it would also be suitable for other sports and activities.

After discussion it was proposed by Councillor Chambers, seconded by Councillor J Beattie and

RESOLVED:

- (a) that the revised costings for the Moneyreagh Community Centre be accepted with the proviso that they be confirmed in writing and that there be no additional costs added on.

- (b) that the Committee make an inspection visit to the site to see how the development was progressing.

**REPORT FROM THE COMMUNITY DEVELOPMENT WORKER**

**CS/2007/240 : MONEYREAGH COMMUNITY CENTRE – FIXTURES AND FITTINGS**

The Director of Administration & Community Services tabled a report compiled by the Community Development Worker providing estimates for fixtures and fittings. She explained that at this stage the report was an indicative one as the estimates were based on quotations obtained by telephone and it was recognised that some items, particularly white goods, might already be included in the original specification. She stated that officers would come back to the Committee with more accurate and detailed costings.

Councillor J Beattie advised that the Council could get a better deal with regard to fixtures and fittings if it dealt directly with suppliers rather than through the contractors.

After discussion

RESOLVED:

- (a) That fixtures and fittings for Moneyreagh Community Centre be charged to the capital account.
- (b) That the indicative list of fixtures and fittings would be checked against the original specification to ensure there was no duplication
- (c) That officers would report back to a future meeting of the committee with a full and accurate list of fixtures and fittings

There being no further business, the meeting ended at 4.40 pm

\_\_\_\_\_  
CHAIRMAN

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

Adopted by the Council this \_\_\_\_\_ day of

\_\_\_\_\_ 2006 with the exception of  
Minute Nos. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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