

CASTLEREAGH BOROUGH COUNCIL

Minutes of the proceedings of the Leisure Services Committee meeting held, in committee, in the Function Suite, Civic & Administrative Offices, Bradford Court, Upper Galwally, Castlereagh, BT8 6RB, on Thursday, 5 June 2008, at 7.30 p.m.

PRESENT: Alderman J Norris
Councillor D Drysdale
Councillor Mrs S. Duncan
Councillor B Hanvey
Councillor M Long (in the chair)
Councillor C Tosh

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

APOLOGIES: Apologies were received on behalf of Councillors Beattie and Mrs Beattie, Ms Bunting, Mrs Chambers, Hall and Mrs McCoy

LS/2008/93 : RULING – MAY COUNCIL MEETING

Councillor Long informed the Committee that he had sought advice from the Chief Executive, who had assured him that he would be permitted to speak at the meeting.

Noted.

TABLED : MINUTES OF THE LEISURE SERVICES COMMITTEE MEETING HELD ON 1 MAY 2008 (copy previously circulated)

MATTERS ARISING

LS/2008/94 : INCIDENT AT THE ROBINSON CENTRE (Minute LS/2008/80 refers)

The Director of Leisure reported that each facility was now keeping a register with details of any incidents.

Noted.

LS/2008/95 : ROBINSON CENTRE WORKING GROUP (Minute No. LS/2008/81 refers)

The Director of Leisure reiterated the Working Group's decision to carry out an economic appraisal, but that, in the meantime, maintenance and refurbishment issues would continue to be managed by the Committee. She added that provision had been

made in the Capital Works budget. The Director further advised that the Economic Appraisal was necessary to address the long term needs for the facility. However this would not negate the need for the immediate general maintenance needed throughout the centre, The Director then detailed the range of work that was necessary and referred members to recent correspondence received from the council's private partners which voiced concern over the state of the Robinson Centre. The Director then advised members that the Technical managers report would further address these matters,

LS/2008/96 : PITCHES AT LOUGH MOSS AND BILLY NEILL (Minute No. LS/2008/82 refers)

The General Manager of Leisure & Marketing stated that, although the Committee had nominated members to the new Working Group, no meeting had taken place to date.

RESOLVED: That Members' Services arrange a meeting of the Working Group as soon as possible.

LS/2008/97 : ROBINSON CENTRE CAFÉ UPDATE (Minute LS/2008/84 refers)

The Director of Leisure advised that two contracted staff members had been offered alternative employment in the Council.

Noted.

LS/2008/98 : COLLECTION OF DIRECT DEBITS (Minute LS/2008/88 refers)

The Director of Leisure advised that the Finance & General Purposes Committee had noted the progression of the post that was to be advertised for the Business Officer, which would result in the collection of direct debits in house.

Noted.

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

LS/2008/99 : TRADING ACCOUNTS FOR THE LOUGH MOSS, BELVOIR AND ROBINSON CENTRES FOR THE PERIOD 1 TO 31 APRIL 2008

The Business Manager reported an overall variance of £2,000 in favour in the previous month compared to the same period in 2007. However, an overspend in utility costs was anticipated, due to a price increase by Phoenix Gas and a predicted rise in electricity costs. Furthermore, although there were plans to promote the leisure facilities, the Business Manager anticipated that income in all leisure centres would drop during the summer period.

Noted.

LS/2008/100 : ASTRO PITCH PRICES AT LOUGH MOSS AND BELVOIR

The General Manager of Leisure & Marketing reiterated the Committee's previous decision to discount rates for the astro pitch at Lough Moss during June, July and August in an attempt to increase demand. He now sought approval to put similar arrangements in place this year for the astro pitches at Lough Moss and Belvoir Centres during June, July and August.

Following some discussion, it was

RESOLVED: That the Council be recommended to grant approval to offer discounted rates for the use of the astro pitches at Lough Moss and Belvoir Centres during June, July and August 2008.

LS/2008/101 : GYMNASTICS RESULTS

The General Manager of Leisure & Marketing informed Members that the Gazelle Gymnastics Club, which was based at the Robinson, Lough Moss and Belvoir Centres, continued to improve their performances, achieving 1st place in the recent NICMAC Championships pairs competition and 1st and 2nd places in the primary and intermediate team classes respectively.

Following some discussion, it was

RESOLVED: That Officers send a letter of congratulations to the Gazelle Gymnastics Club, acknowledging their outstanding achievements.

LS/2008/102 : SAUNA/STEAM ROOM REPLACEMENT AT THE ROBINSON CENTRE

The General Manager of Leisure & Marketing sought approval for the replacement of the saunas at the Robinson Centre, as these were in need of replacement. He presented Members with two options as follows:

- (a) Straight replacement of existing saunas with a similar type but with additional glazing for monitoring activity, at an approximate cost of £17,000, including installation, with an additional cost for possible minor works and approximately £1,800 for the replacement of sauna benches
- (b) Replacement of one sauna at approximately £8,500 and installation of a steam room at approximately £18,000, with an additional cost for possible minor works

The General Manager advised that provision for this work had been made in the Capital Works budget.

Following some discussion, it was

RESOLVED: That the Council be recommended to approve Option (b) replacement of one sauna at approximately £8,500 and installation of a steam room at approximately £18,000, with an additional cost for possible minor works.

LS/2008/103 : ROBINSON CENTRE CAFE

The General Manager of Leisure & Marketing advised that some remedial work was necessary in the former catering outlet in the Robinson Centre, including additional CCTV coverage and the installation of roller shutters at a cost of approximately £2,500. As no provision for this work had been made in the current budget, there was a possibility of an overspend in the Building Maintenance budget. However, this would likely be offset by savings resulting from the closure of the café.

The General Manager informed Members that, to date, one quotation had been received, and he sought approval to proceed with the planned remedial work once the required three quotations had been received.

Following some discussion, it was

RESOLVED: That the Council be recommended to grant approval to carry out necessary remedial work in the former café area in the Robinson Centre following receipt of the required three quotations, to include additional CCTV cameras and the installation of roller shutters at an approximate cost of £2,500.

LS/2008/104 : OPENING TIMES OVER THE 12 AND 13 JULY PERIOD

The General Manager of Leisure & Marketing stated that, as in previous years, the Robinson, Lough Moss and Belvoir Centres would close at 6.00 pm on 11 July 2008 and remain closed until 15 July 2008, when normal opening times would resume. However, a booking from the Lagan Valley Flute Band on the evening of 12 July would be accommodated. A letter had been sent to the organisers advising the Council's policy regarding security and appropriate behaviour, and Officers would meet with representatives of the band to reiterate the terms and conditions for the hire of the facility.

Noted.

LS/2008/105 : LOUGH MOSS WIND TURBINE

The Technical Manager advised that only one company, namely Horizon Solar, Belfast, had met the criteria set out in the tender for inclusion in the select list. Another company, based in Dungannon, had been rejected following legal advice, as their application had arrived late. Furthermore, the issue of the tender documents had been delayed by two weeks, due to queries regarding the contract model and technical specification.

Following the deadline for the return of tenders on midday, Monday, 16 June 2008, it was planned to present evaluation results and details at the special Leisure Services Committee meeting on 18 June 2008, and it was hoped that the construction contract

would be finalised and signed and an order for the turbine placed in the last week of June 2008.

Councillor Hanvey raised concerns regarding the location of the temporary equipment, as the football season was due to start in September. As the equipment was in close proximity to two football pitches, ambulances had had problems attending injuries during the last season, therefore there might be health and safety issues.

The Technical Manager explained that the location of the temporary equipment had been carefully considered, and there had been no other alternative, but it would be removed at the end of October 2008.

Noted.

LS/2008/106 : ROBINSON CENTRE HEALTH SUITE RECEPTION AND FEMALE CHANGING ROOMS

The Technical Manager outlined details of defects identified following an investigative survey as follows:

- A structural defect in the drain below floor level in the female changing room, which is allowing water to escape from the drain into the surrounding under-floor area
- A possible suspected leak from the gully drain serving the showers in the female changing room.

One quotation of £915 had been received for the repair of the known structural defect in the drain and to test the gully drain for leaks. Any required repair or replacement of the drain gully would cost approximately £500, bringing the total to approximately £1,500.

It was estimated that the repairs to the damage to the Health Suite female changing room walls and the reception walls would be between £2,000 and £5,000 and would include stripping the existing plasterwork and rendering to brickwork, treating the walls with appropriate damp proof course, tanking, damp-proof membrane or other suitable treatment as necessary and reinstating all plaster work and tiles.

The total estimated cost for the above repairs was £3,500 to £6,500. Officers were currently preparing a report for the Council's insurers in order to ascertain whether this cost could be met through an insurance claim.

The Council's private partner had made significant investment in equipment in the gym, but several private members had commented on the appearance of the reception area and/or cancelled their membership.

During the ensuing discussion, Members raised concerns that other issues might arise, needing urgent attention. Councillor Drysdale stated that, should this be the case, the Committee would have to call an urgent meeting to address matters.

RESOLVED: That the Council be recommended to grant approval for the expenditure of approximately £3,500 to £6,500 to carry out repairs to the reception area and the Health Suite female changing room walls in the Robinson Centre as outlined in the Technical Manager's report.

LS/2008/107 : ROBINSON CENTRE SPA POOL

The Technical Manager advised that repairs to the spa pool had been scheduled for the week ending 28 May 2008 and that it was anticipated the pool would be open to the public again from 2 June 2008.

Noted.

LS/2008/108 : ROBINSON CENTRE VARIABLE SPEED DRIVES (VSD)

The Technical Manager outlined details of existing speed drives in the Robinson Centre, which can only be switched on or off. He further explained that variable speed drives would allow the speed of fans and pumps to be reduced during times when the centre is closed, therefore conserving electricity.

The Technical Manager stated that 100% funding had been secured from the Central Energy Efficiency Fund for the purchase of seven variable speed drives for the Robinson Centre, and their installation should ensure a saving of £8,101 per annum. The cost of the drives would be approximately £14,850.

Following some discussion, it was

RESOLVED: That the Council be recommended to grant approval for the purchase and installation of seven variable speed drives at the Robinson Centre at a cost of approximately £14,850, with 100% funding from the Central Energy Efficiency Fund having been secured.

ANY OTHER BUSINESS

LS/2008/109 : LEISURE SERVICES DEPARTMENTAL STRATEGY 2008-2011

The Director of Leisure tabled the proposed Leisure Services Departmental Strategy 2008-2011, which had been developed for all facilities within the Leisure Services Directorate. The Strategy had taken account of a number of Central Government initiatives and had been designed to provide a link to the overall Council corporate plan. The Director went on to say that there were plans to develop a systematic monitoring process to provide the conduit on performance of each facility against the overall Leisure Strategy, the Facility Business Plan and requirements identified in the risk register.

Following some discussion, it was

RESOLVED: That the Council be recommended to grant approval for the implementation of the Leisure Services Departmental Strategy 2008-2011.

LS/2008/110 : FINALISATION OF COVENANTS

The Director of Leisure reported that restrictive covenants in respect of the Robinson Centre had now been finalised.

Noted.

LS/2008/111 : ATTENDANCE AT COURSE

The Director of Leisure sought approval for her attendance at a one-day course entitled 'Leisure Net Solutions' on 25 June 2008, arranged by CLOA, at a cost of £100, which had been designed to introduce software for the leisure industry.

Following some discussion, it was

RESOLVED: That the Council be recommended to grant approval for the Director of Leisure's attendance at a one-day course entitled 'Leisure Net Solutions' on 25 June 2008, arranged by CLOA, at a cost of £100.

LS/2008/112 : DISCOUNT REQUEST

The General Manager of Leisure & Marketing advised that a staff member was competing at national level trampolining and was currently using the facility in Belvoir Activity Centre for training purposes at a cost of £20 offpeak. This staff member had now asked for a discounted rate.

Following some discussion, it was

RESOLVED: That the Council be recommended to grant approval for the same discounted rate as football pitches to the staff member using the trampolining facility in Belvoir Activity Centre for training purposes.

LS/2008/113 : LEISURE CENTRES

Councillor Hanvey expressed concern at the appearance of the outside of the Lough Moss Leisure Centre and would benefit from being painted.

RESOLVED: That Officers obtain quotations in respect of paintwork to the outside of the Lough Moss Leisure Centre.

LS/2008/114 : LAST MEETING OF COMMITTEE

As this was the last meeting of the Committee before the Council's AGM, the Chairman offered his thanks to everyone for their contribution and especially to staff for their assistance throughout the year.

Noted.

There being no further business, the meeting ended at 8.15 pm.

CHAIRMAN

CHIEF EXECUTIVE

Adopted by the Council this _____ day of

_____ 2008 with the exception of

Minute Nos. _____

MAYOR

CHIEF EXECUTIVE